



## Detached Villa for sale in Sotogrande Alto, Sotogrande

**1.700.000 €**

Reference: R3306496 Bedrooms: 4 Bathrooms: 4 Plot Size: 3.090m<sup>2</sup> Build Size: 358m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa de la Luz, Sotogrande Alto

Attractive and charming 4-bedroom Spanish-style villa, designed and built for the current owner/occupier to Northern European standards Plot size 3,090 m<sup>2</sup>. House built 385m<sup>2</sup> Building completed in October 2002 Property details: 4 bedrooms, large living room. 4 bathrooms. 1 Dressing room attached to the master bedroom. Large storage room of approximately 12 m<sup>2</sup>. Terrace of approximately 30 m<sup>2</sup>, with access from the living room and hall and is closed with glass curtains. Attached double garage with a 30m<sup>2</sup> long drive to the front door. Additional parking space next to the garage and NO street parking is necessary. Pool of 12 x 5 m and depth 120 x 210 cm. The villa has 2 gas boilers for underfloor heating, hot water and the kitchen is both gas and electric. All bathrooms have independent underfloor heating, electric heating. All exterior walls and roof of the villa are insulated and double glazed. All the main parts of the villa and the large, well-kept garden are oriented to the south and the pool is exposed to the sun all day. The patio of approximately 140 m<sup>2</sup> is surrounded by 50% by the villa, 25% by plants/trees and 25% by the pool. The current quarterly community charge is €479.74 Annual IBI, €2,259.89 Detached Villa, Sotogrande Alto, Costa del Sol. 4 Bedrooms, 4 Bathrooms, Built 255 m<sup>2</sup>, Terrace 130 m<sup>2</sup>, Garden/Plot 3090 m<sup>2</sup>. Setting : Commercial Area, Close To Port, Close To Sea, Close To Town, Close To Schools, Close To Forest, Urbanisation. Orientation : South. Condition : Excellent. Pool : Private. Climate Control : Fireplace. Views : Mountain, Country, Panoramic, Pool. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Gym, Storage Room, Utility Room, Barbeque, Double Glazing. Kitchen : Fully Fitted. Security : Alarm System. Parking : Garage. Utilities : Electricity, Drinkable Water. Category : Golf, Luxury.



## Features:

### Özellikler

Kapalı teras  
Özel teras  
Depo  
Çift cam  
Takılmış gardıroplar  
Spor salonu  
Kamu hizmeti odası  
Barbekü

### Görüşler

Dağ  
Panoramik  
Ülke  
Havuz

### Havuz

Özel  
Otopark  
Garaj

### Oryantasyon

Güney

### Ayar

Ticari alan  
Limana yakın  
Kentleşme  
Denize yakın  
Şehre yakın  
Okullara yakın  
Ormana yakın

### Mutfak

Tam takılmış  
Kamu hizmetleri  
Elektrik  
İçilebilir su

### İklim kontrolü

Şömine

### Durum

Harika

### Güvenlik

Alarm sistemi  
Kategori  
Golf  
Lüks