



## 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 m2.

House built 385m2

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 m2. Terrace of approximately 30 m2, with access from the living room and hall and is closed with glass curtains.

Attached double garage with a 30m2 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 m2 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:

Features	Orientation	Climate Control
Covered Terrace	South	Fireplace
Private Terrace		
Storage Room		
Double Glazing		
Fitted Wardrobes		
Gym		
Utility Room		
Barbeque		
Views	Setting	Condition
Mountain	Commercial Area	Excellent
Panoramic	Close To Port	
Country	Urbanisation	
Pool	Close To Sea	
	Close To Town	
	Close To Schools	
	Close To Forest	
Pool	Kitchen	Security
Private	Fully Fitted	Alarm System
Parking	Utilities	Category
Garage	Electricity	Golf
	Drinkable Water	Luxury