



## Semi-Detached House for sale in Sotogrande, Sotogrande

645.000 €

Referentie: R5034751 Slaapkamers: 2 Badkamers: 3 Plotgrootte: 334m<sup>2</sup> Perceelgrootte: 193m<sup>2</sup>















## Costa de la Luz, Sotogrande

Large La Reserva Townhouse with Tourist License! This large 2 bedroom, 2 1/2 bathroom semi-detached house with sea views in the exclusive Los Cortijos de la Reserva offers something truly unique - almost 200m2 of space with a huge wrap around garden of 334m2. The garden has sun from first thing in the morning to late afternoon. What is more, this property was originally earmarked to be a 4 bed when being developed before coming to fruition as a very large 2 bedroom with a large rectangular living area full of light, leading to a lovely covered terrace, as well as great size fully equipped close kitchen with utility area. Each bedroom is large with an en-suite with wonderful Andalusian charm through the window box, terracotta flooring, panelling on the cabinetry, and shutters. The master has a charming balcony to look out to sea with your morning coffee. This is also a modern home with underfloor heating throughout, hot and cold A/C, high end appliances in the kitchen. The property currently has the Andalusia Tourist license, like its 3 bedroom property sister next door, and runs successfully due to the fantastic location inside La Reserva, walking distance to the Beach Club, Racket Centre, and Golf Club. The community has a pool and a guard hut so is very safe and secure. This property is ideal for a couple downsizing, small family, and those that have dogs, as the garden can be closed so long as a gate allows the communal gardener to enter - the community fees include all garden maintenance. If you did want a pure investment, note the block with both the 2 Bed and 3 Bed can be bought as a company. A great investment to generate rental income in a market that keeps rising as Sotogrande is no longer the Costa del Sol's best kept secret - customers from all over the world are gravitating here. Please note: La Reserva Sotogrande is an exclusive enclave, and with the community costs comes a contribution to "Sotogrande Parks" Macrocommunity, this is an additional €100/month (€520 + €570 First Half / Second Half of year)





## Kenmerken:

Extra's

Overdekt terras

Privé Terras

Satelliet TV

Ensuite badkamer

Marmeren vloeren Inbouwkasten Zonnebank

WiFi

Bijkeuken Domotics

Optische vezel

Access for people with reduced

mobility

Uitzicht

Zeezicht

Mountain Bekeken

Weids

Garden Views

Golf Bekeken

Zwembad

Gemeenschappelijk zwembad

Children's Pool

Tuin

private Garden

Categorie

Vakantiehuis

Investering

Golf

Luxe

Bestaande bouw

Zonorientatie

Oosten zuiden

West

Zuidoost Zonoriëntatie

Dichtbij golfbaan

Dichtbij scholen

Urbanisatie

Klimaatbeheersing

Airconditioning

Vloerverwarming

Ligging Huidige Staat

Uitstekende conditie

Meubilering Keuken

optioneel Furniture Volledig ingerichte keuken

Parkeergelegenheid Voorzieningen

private Parking Elektriciteit
overdekte parkeerplaats Drinkwater
More Than One Telefoon