



# Detached Villa for sale in Sotogrande Alto, Sotogrande

1 700 000 €

Référence: R3306496    Chambres: 4    Bain: 4    Terrain: 3 090m<sup>2</sup>    Construite: 358m<sup>2</sup>    Terrasse: 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.



## Spécification:

### Caractéristiques

Terrasse couverte

Terrasse privée

Salle de stockage

Double vitrage

Armoires ajustées

Salle de sport

Buanderie

Barbecue

### Vues

Montagne

Panoramique

Pays

Piscine

### Piscine

Private

### Parking

Garage

### Orientation

Sud

### Paramètre

Zone commerciale

Près du port

Urbanisation

Près de la mer

Près de la ville

Près des écoles

Près de la forêt

### Cuisine

Entièrement équipé

### Services publics

Électricité

Eau potable

### Climatisation

Cheminée

### Condition

Excellent

### Sécurité

Système d'alarme

### Catégorie

Golf

Luxe