



## Sotogrande Costa Spain

R159-00383

**2,998,000€**

Currency conversions are approximated and may vary.

Situated in the prestigious Kings and Queens area of Sotogrande

New on the market we are happy to present this very special and spacious property, well worth viewing for someone looking for a property which needs some reformation to enhance its full potential as well as being an excellent investment opportunity.

This is traditional Andalucian architecture at its best with outstanding features. The approach to the main entrance is via a charming courtyard with a fountain and as you enter the house, the large hall leads to a fully equipped kitchen, separate dining room and living room, all with high ceilings and access to the surrounding porches. On this ground floor there is also a huge games room which could happily be converted to add a further guest suite. There are also 2 guest bedrooms with en suite bathrooms and a cloakroom.

A sweeping staircase in the hallway take us to the upper floor where you find a very grand master suite and 2 guest bedrooms with bathrooms en suite. There is a charming pavilion terrace/ exterior sitting room leading off the master bedroom where one can relax and enjoy the outstanding views of the nature reserve, river...

### Property Features:

Bedrooms:	<b>5</b>
Bathrooms:	<b>4</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>767m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>3015m<sup>2</sup></b>

### About the Zone

Sotogrande Costa is the most desired part of sotogrande. It is the one close to the port, the beach and the Santamaria Polo club. Also here you find both tennis clubs and one of the golf courses as well as the most iconic road of sotogrande called "avenida del parque" where all the palm trees are on each side. This part of sotogrande apart from having many big villas also has all the luxurious ...