



## Pueblo nuevo de Guadiaro Spain

R159-02774

**750,000€**

Currency conversions are approximated and may vary.

Located in the charming town of Pueblo Nuevo de Guadiaro, Cádiz, this stunning villa seamlessly blends sophistication and comfort. Just minutes from the prestigious Sotogrande, the property enjoys a prime location with easy access to exclusive schools, fine dining restaurants, and a variety of leisure options. With a design that balances modernity and timeless elegance, this meticulously maintained residence offers an unparalleled lifestyle.

With a built area of 223 m<sup>2</sup>, spacious terraces, and a generous 796 m<sup>2</sup> plot, the villa provides exceptional indoor and outdoor living space. Its private pool, complemented by a serene chill-out area, creates the perfect setting for relaxation and entertainment.

Designed to maximize comfort and functionality, the home is primarily distributed on the ground floor, ensuring accessibility and a seamless flow between spaces. This level features a fully equipped kitchen, a spacious dining area, and a cozy living room with a fireplace. Three elegant bedrooms with built-in wardrobes and three luxurious bathrooms add to the property's appeal. Additionally, a private guest apartment and an exclusive spa area on the ground floor offer ...

### About the Zone

Pueblo nuevo es un pequeño pueblo blanco ubicado a solo 1 minuto de Sotogrande y Guadiaro. Aquí se puede disfrutar de la cultura típica española, pero aún así beneficiarse de las comodidades y los lujos de estar cerca de Sotogrande. Tiene una población de solo 2000 personas, por lo que es muy tranquilo y acogedor para todos los recién llegados. Puede encontrar muchas tiendas, bares , ...

### Property Features:

Bedrooms:	<b>3</b>
Bathrooms:	<b>3</b>
ECP:	<b>E</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>223m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>786m<sup>2</sup></b>