



## Sotogrande Costa Spain

R159-01377

**6,000€ pcm**

Currency conversions are approximated and may vary.

This typical Sotogrande house, due to its natural charm and authentic beauty, is located on the coast just a few minutes from the beach entrance. It is located just a few steps from the main avenue of the Sotogrande coast, Paseo del Parque, you will be close to all the best in the area; among them, The Santa Maria Polo Club.

The villa, built in the year 2005, allows its residents to enjoy a charming and large private garden; on a plot of 2,450m<sup>2</sup> very well used.

The villa is distributed on two floors; counting on the ground floor where there is a living room with a fireplace, creating a very cozy and familiar atmosphere, with double doors leading to a covered terrace at the entrance of the garden, from which you can see your children enjoying the outdoors for infinite hours. On the first floor, you will also find a dining area and a fully equipped kitchen, including a separate utility room. There are 2 bedrooms, each with dressing rooms and two bathrooms (one en-suite). Both bedrooms are one have a large entrance for natural light and lead directly into the garden.

On the second floor there are two more bedrooms with a private bathroom from which you can ...

### About the Zone

Sotogrande Costa o Bajo es la zona más antigua, que se encuentra del lado costero, la más cercana al mar, y por tanto la más deseada por los visitantes en verano. La gran Avenida circular Paseo del Parque, une las áreas residenciales de espectaculares mansiones con la playa, el campo de golf Real Sotogrande y, a través de un puente sobre el río Guadiaro, con el puerto deportivo y la zona de...

### Property Features:

Bedrooms:	<b>4</b>
Bathrooms:	<b>4</b>
Garage:	<b>Parking Facility</b>
ECP:	<b>D</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>No</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>363m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>2450m<sup>2</sup></b>