



## Sotogrande Costa Spain

R159-03140

**1,185,000€ / 4,800€ pcm**

Currency conversions are approximated and may vary.

Homely and well laid out villa enjoying total privacy, located at the end of a manicured driveway. Constructed in 2004, this 437 m<sup>2</sup> built property sits on a plot of 1376 m<sup>2</sup>.

Off the entrance hallway are two of the downstairs bedrooms (one en-suite), a guest bathroom, the large double height living room, and the staircase to the upper floor. The living room enjoys light from both the east and west, has a high ceiling and open fireplace. The dining room and a family room are located off the living room. A third bedroom and bathroom, and the very practical fully fitted kitchen is located beyond the family room. The master bedroom with its bathroom are on the upper level. In addition a further room is located upstairs (currently used as a office/gym), but could also be a bedroom or nursery. A large covered terrace feeds to the front of the house and is designed for easy comfortable living, with a BBQ area, and swimming pool just beyond.

### 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>5</b>
Bathrooms:	<b>4</b>
Garage:	<b>Private Parking</b>
ECP:	<b>D</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>437m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>1376m<sup>2</sup></b>