



## Sotogrande Alto Spain

R159-00470

**1,200,000€**

Currency conversions are approximated and may vary.

Charming villa, situated on a south-facing plot that guarantees light and warmth throughout the day. Life in this home revolves around a beautiful central courtyard, creating a welcoming and harmonious atmosphere.

Upon entering, you are greeted by a spacious living-dining room with a fireplace, where the exposed wooden gabled ceilings add a rustic and elegant touch. From here, you can access a cosy porch, ideal for enjoying the views of the garden. The dining room connects to a spacious and fully equipped kitchen, perfect for food lovers.

To the right of the entrance, you will discover a practical pantry room and then a room with its own bathroom and laundry area, which also connects to a glazed porch, ideal for gatherings next to the barbecue area.

On the left side, you will find two large bedrooms that share a bathroom and a shower room, offering comfort and functionality for family or guests.

Moving up to the upper floor, the master suite awaits you, a large bedroom that includes a private terrace and a full bathroom, providing an intimate and relaxing retreat.

The exterior of the house is equally impressive, with a magnificent garden surrounding...

### About the Zone

Sotogrande alto is where the most exclusive and biggest villas of sotogrande are located. The houses on this area are for those who enjoy calmness and privacy from their big homes. Also you are on the top part of Sotogrande and many houses can enjoy a beautiful view to the sea. Also in sotogrande alto there is the



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Val derama golf course, which is where the Andalusia championship is held each year...



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## 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>322m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>1625m<sup>2</sup></b>



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