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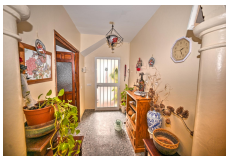
EXPERIENCE. KNOWLEDGE.

240-02815P
Available

PUEBLO NUEVO DE GUADIARO

350,000€











FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Laundry Room
- Close To Shops
- Fully Fitted Kitchen
- Unfurnished
- Fire Place
- Renovation Needed

Located in the heart of Pueblo Nuevo de Guadiaro, this substantial village house offers an exciting opportunity for buyers looking to create their ideal home in one of the most convenient areas of Sotogrande. Set on a 181 m² plot with a generous 312 m² built area, the property was constructed in 1990 and is currently arranged entirely on the ground floor. Ground Floor Living: The main living accommodation includes: ? Four bedrooms ? Two bathrooms ? A functional kitchen with direct access to the rear patio ? A separate dining room A front-facing living room featuring a fireplace, adding warmth and character The layout is practical and spacious, offering solid foundations for modernisation while retaining the charm of a traditional village home. Exciting Development Potential The entire upper floor remains completely undeveloped, presenting a rare opportunity. This substantial space could be: ? Converted into a self-contained apartment for guests or rental income ? Incorporated into the main residence to create a large family home ? Transformed into a studio, office, or leisure space The flexibility here makes this property particularly attractive for buyers seeking a renovation project with real upside potential. Prime Village Location: Ideally situated close to the local school, shops, and children's play park, the home offers everyday convenience within walking distance. Pueblo Nuevo is popular with families and year-round residents who appreciate its community feel and proximity to Sotogrande's beaches, golf courses, and marina.

Interior Size:	312m^2	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	181m^2	**Price per sqm:**	£1,121.79
Furnishing:	Unfurnished		

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