

## PUEBLO NUEVO DE GUADIARO

**690,000€**



### FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Private Pool
- Private Parking
- Private Garden



Discover this beautifully maintained villa in the charming area of Pueblo Nuevo de Guadiaro, next to Sotogrande. This detached home, built in 1986, spans a single floor with a spacious 223 m<sup>2</sup> of built area on a 786 m<sup>2</sup> plot and includes 3 bedrooms, 4 bathrooms, and a private garage. The home is in excellent second-hand condition and comes with central heating. Property Features and Highlights The villa offers a meticulously landscaped garden with a dedicated chill-out area by the private pool, ideal for relaxation. Adjacent to the pool, a stunning pergola with an outdoor kitchen provides the perfect space for entertaining family and friends. The large kitchen includes a dining area and opens to a lovely terrace with views of the garden and pool. This home is designed for maximum comfort, with most living spaces conveniently located on the main floor. The only exceptions are the guest apartment and spa area, which are located on the lower level, providing privacy and added luxury. The property is ideally situated close to shops, restaurants, and essential amenities, making it both a peaceful retreat and a conveniently located home base. Energy Efficiency - Energy consumption: 57 kWh/m<sup>2</sup> per year - CO<sub>2</sub> emissions: 11 kg CO<sub>2</sub>/m<sup>2</sup> per year Don't miss this unique opportunity to own a spacious, beautifully kept villa near Sotogrande. Schedule a visit and experience its charm firsthand—this property is sure to impress!

<b>Interior Size:</b>	223m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	786m <sup>2</sup>	<b>Price per sqm:</b>	£3,094.17