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ESTATE AGENTS

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240-00979P
Available

# PUEBLO NUEVO DE GUADIARO

**692,000€**











## FEATURES

- 4 Bedrooms
- 2 Bathrooms
- Kitchen Equipped
- Amenities Near
- Water Tank
- Close To Shops
- Airconditioning
- Close To Schools
- Sea views
- Unfurnished
- Utility Room
- Fire Place
- Basement
- Solar Panels
- Storage room
- Alarm
- Internet Wifi
- Covered Terrace
- Double Glazing
- Fitted wardrobes
- Garden View
- Telephone
- Guest Toilet
- Private Pool
- Private Garden

Embrace the authentic Spanish lifestyle in this character-filled village home. Perfectly positioned in Pueblo Nuevo, this residence offers the best of both worlds: the vibrant soul of a traditional village—where local tapas bars, bakeries, and shops are just a short stroll away—and the world-class amenities of Sotogrande right on your doorstep. This isn't a cold, modern box; it is a warm, established home built for comfort, community, and Mediterranean light. A Home Built for Living Spanning three levels on an elevated plot, the layout flows naturally from social spaces to private retreats: - The Welcome: A grand, double-height entrance hall that immediately impresses. - Social Spaces: A cozy lounge with a feature fireplace for winter evenings, plus a spacious L-shaped dining area for hosting friends. -* The Heart: A bright, east-facing kitchen designed to catch the morning sun. - Versatility: A ground-floor study (Bedroom 4) offers the perfect space for a home office or guest room. Elevated Serenity - The upper mezzanine leads to the sleeping quarters, where the traditional architecture truly shines: Master Suite: Wake up to shimmering sea views from your Juliet balcony, complete with a walk-in dressing room and en-suite. The Terrace: Two guest bedrooms open onto a massive covered terrace—your private sanctuary for afternoon siestas or alfresco dining. Modern Comforts in a Classic Setting While the soul of the house is traditional, the "bones" are modern. Enjoy the peace of mind that comes with solar energy and a full ducted AC system, ensuring the home remains energy-efficient and comfortable year-round. ### Key Features & Highlights Feature Description ? Prime Location: Walkable to local village bars, shops, and restaurants. ? Eco-Friendly : Equipped with Solar Panels for low-cost energy. ? Private Oasis: Rear garden featuring a private swimming pool. ? Sea View: Coastal vistas from the Master Suite. ...

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| **Interior Size:** | 167m$^2$ | **Rates:** | TBC |
| **Exterior Size:** | N/A | **Service Charges:** | TBC |
| **Plot Area:** | 335m$^2$ | **Price per sqm:** | £4,143.71 |
| **Furnishing:** | Unfurnished | | |

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