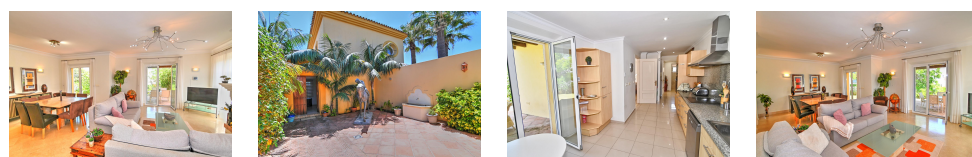


240-01007P  
Available

## SOTOGRADE

**1,275,000€**



### FEATURES

- 3 Bedrooms
- 3 Bathrooms
- Living Room
- Amenities Near
- Airconditioning
- Central Heating
- Close To Schools
- Fully Fitted Kitchen
- Country View
- Close To Golf
- Automatic Irrigation System
- Storage room
- Alarm
- Covered Terrace
- Double Glazing
- Fitted wardrobes
- Gated Community
- Dining Room
- Good Condition
- Lake View
- Guest Toilet
- Private Pool
- Private Parking
- Private Garden

**ELEVATED – FAMILY-FRIENDLY – INVESTMENT** Now available: a rare opportunity to own a charming Andalusian-style villa just a 2-minute walk from the prestigious Sotogrande International School. Perfectly positioned on an elevated plot in a peaceful residential area, this 3-bedroom, 3-bathroom home offers lake views from the upper floor and significant potential to extend or reimagine the property. Set on a generous 1,564 m<sup>2</sup> plot, the villa enjoys a built area of 366 m<sup>2</sup>, blending timeless Mediterranean character with modern-day functionality. From the moment you enter the traditional courtyard entrance, you'll feel the warmth and charm of this well-maintained family residence. Property Features: ? 3 spacious bedrooms and 3 bathrooms ? Open-plan living and dining area with direct garden access ? Private swimming pool and mature landscaped garden ? Southwest-facing for abundant natural light and sunsets ? Fully equipped modern kitchen and tasteful interior finishes ? Off-street parking with gated driveway ? Built in 2004 with quality construction and thoughtful design ? Lake views from the upper level ? Quiet, family-friendly location within walking distance of school and amenities ? Scope to expand or modernise, unlocking added value This home is ideal for buyers seeking real estate in Sotogrande with future investment potential. Whether you're relocating, investing in a rental property near Sotogrande International School, or looking for a second home with scope for renovation or extension, this villa ticks every box. Homes this close to the school, on large private plots, are rarely offered to the market. Viewings are highly recommended — motivated sellers invite serious offers. Contact us today to arrange a private tour or receive more details on this unique Sotogrande villa for sale.

<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>	1564m <sup>2</sup>	<b>Price per sqm:</b>	£5,717.49