



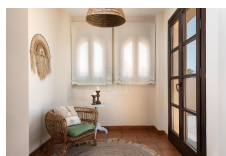
## SOTOGRANDE

1,180,000€



### FEATURES

- 4 Bedrooms
- 4 Bathrooms
- Communal Pool
- Private Parking
- Private Garden



This free standing villa in the complex of Los Cotijas La Reserva which is very sought-after as it is close to the golf course of La Reserva and the beach club. This lovely compact home is found on the second line elevated above the front line giving panoramic views to the surrounding areas. The property is completely self-contained and has a private garden. The double garage can be found on the lower level below the garden and has an additional storage space of 40m<sup>2</sup>. Other villa owners have converted this storage space into an additional bedroom with en-suite bathroom or it can be used as a home office as it has windows onto the entrance staircase.. Property has a modern fully fitted and light kitchen with all the required appliances, off the kitchen is a laundry room with drying area. Across the hallway from the kitchen, the property opens out into the living room directly ahead and to the right a large family formal dining room which has windows to the outside area. The living room which is an L shape and very spacious with a comfortable sitting area and also space for a family TV area. Double doors lead out from the living room to a covered terrace with views over the surrounding area. The accommodation consists of 4 en-suite bedrooms. There are three bedrooms on the ground floor and a further master bedroom on the first floor. The master bedroom enjoys a very large terrace which offers you plenty of privacy for sunbathing or just relaxing and enjoying the views of the surrounding area. The property is finished to a high standard throughout and has been meticulous well cared for. There is a communal swimming pool on site. The location is excellent as it is close to the riding stables as well as a short drive from the Sotogrande International School. The property enjoys the additional security from the security entrance which is manned 24 hours a day. As well as enjoying the security entrance for the La Reserve a club giving you the ...

**Interior Size:** 450m<sup>2</sup>  
**Exterior Size:** 140m<sup>2</sup>  
**Plot Area:** 727.01m<sup>2</sup>  
**Furnishing:** Unfurnished

**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £2,269.23