

## SOTOGRANDE

**5,200,000€**



### FEATURES

- 7 Bedrooms
- 6 Bathrooms
- Private Pool
- Private Parking
- Private Garden



Located in the beautiful exclusive resort of Sotogrande this incredible villa is located close to all the local amenities such as golf, beach, paddle, riding and sailing, whilst also being on a beautifully secluded plot of nearly 3500 m<sup>2</sup> on a quiet street in Sotogrande Alto, which has panoramic views over the wonderful Andalusian countryside leading to the sea. For those wanting even larger gardens the adjacent plot is also available for sale. The wonderful lawned gardens are full of mature plants and an infinity edge salt pool which looks over a protected green zone and the San Roque Golf Course beyond. Built in 2005 the property of over 1000 m<sup>2</sup> is built in a modern Andalusian style fitting in perfectly with the southern Spanish countryside. No expense has been spared to ensure that the finishes are all of exceptional quality with exquisite design throughout. This can be seen indoors and outdoors such as the features of the swimming pool which is infinity edged heated. Next to the pool with its incredible views down to protected green zone and San Roque golf course there is also a spa with the gymnasium having its own separate entrance. The house is entered through an Andalusian courtyard with water feature. This leads to the entrance hall with its attractive wooden doors from Ronda. The entrance hall leads onto the family living areas such as the South orientated living room with fireplace, and floor to ceiling glass windows and doors ensuring that the room is always bathed in sunlight and that the amazing views can be seen at all times. There is also a large formal dining room and a family kitchen for busy breakfasts or family meals. The spacious barbecue area is well-designed with easy access and can be accessed from the kitchen living spaces. For the car enthusiast this floor also accesses the double garage. The utility room is also conveniently placed on this floor with 2 ensuite bedrooms and a study/ 7th bedroom for home working. The games room ...

<b>Interior Size:</b>	1032m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	3247m <sup>2</sup>	<b>Price per sqm:</b>	£5,038.76