

240-02482P  
Available

## SOTOGRADE

**1,500,000€**



### FEATURES

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

First Floor: Elegant family living room; Spacious suite featuring 1 master bedroom, 1 annex bedroom, 1 dressing room, and 1 lavish bathroom; Two additional bedrooms and 1 bathroom; Expansive terrace offering stunning views. Main Floor (Street Level): Welcoming entrance hall; Versatile office space; Convenient guest toilet; Cozy living room with fireplace; Gourmet kitchen; Additional office space; Service bedroom with attached bathroom; Inviting wooden and glass porch plus a terrace overlooking the picturesque garden. Ground Floor (Garden Level): Semi-independent apartment boasting a comfortable living room with stove; Well-appointed kitchen; Two generously sized double bedrooms; Luxurious bathroom equipped with jacuzzi, shower, and steam cabin; Charming porch with garden views; Practical storage room; Spacious garage for two cars. Garden: Sprawling 3,600 m<sup>2</sup> oasis featuring a sparkling pool; Advanced computer irrigation system; Illuminating outdoor lighting; Secure perimeter enclosure with limestone breakwater walls. This exquisite property offers a spectacular garden oasis spanning over 3,600m<sup>2</sup>, complete with a refreshing pool and state-of-the-art irrigation system. Enjoy the tranquility of natural stone walls and secure perimeter fencing. Relax on the solarium or entertain guests on the expansive terraces. Additional features include a two-car garage, storage room, and energy-efficient propane gas boiler for domestic hot water and heating. Benefit from the pre-installed solar hot water system and the option to expand the buildable area by 600m<sup>2</sup>. Experience the luxury of gas or wood energy, offering significant savings and independence from electrical energy. Take advantage of the pre-installed infrastructure for a water-based solar panel system. Don't miss this opportunity to own a prestigious property in sought-after Sotograde.

<b>Interior Size:</b>	570m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	4000m <sup>2</sup>	<b>Price per sqm:</b>	£2,631.58

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