

## SOTOGRADE

**892,500€**



### FEATURES

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



Discover this beautiful south-facing villa for sale in the sought-after area of Santa Margarita, La Línea de la Concepción. This charming free-standing property offers a perfect blend of space, comfort, and versatility, ideal for family living or investment. The villa sits on a private plot featuring a lush garden filled with a variety of fruit trees, nourished by its own private well. The outdoor area also boasts a good-sized swimming pool with ample space to relax, a summer kitchen/bar area, and a flat grassy lawn — perfect for entertaining or enjoying the Mediterranean lifestyle. Inside, the home welcomes you into an impressive entrance hall with a stylish staircase leading to the upper levels. The ground floor features two spacious reception rooms — one with a cozy wood-burning fireplace — a large fully-equipped kitchen with a dining area, a utility room, and a small home office. Upstairs, the first floor offers four bedrooms: two with en-suite bathrooms and two sharing a generous family bathroom. The third floor houses a bright and spacious studio/home office with a private balcony offering panoramic views. The lower ground floor includes a double garage and storage space. Located just a short walk from local shops, the beach, and the bus stop, this property is ideally situated for easy access to all amenities while enjoying a peaceful residential setting in Santa Margarita. Key Features: ? Prime location in Santa Margarita, La Línea de la Concepción ? South-facing villa with private garden and swimming pool ?Double garage and storage area ?Spacious studio/home office with balcony ?Variety of fruit trees and a private well ?Summer kitchen/bar and flat garden area ?Short walk to beach, shopping center, and bus stop Don't miss this opportunity to own a versatile and spacious property in one of La Línea de la Concepción's most desirable areas. Perfect for year-round living, a holiday home, or investment....

**Interior Size:** 584m<sup>2</sup>  
**Exterior Size:** N/A  
**Plot Area:** 1106m<sup>2</sup>  
**Furnishing:** Unfurnished

**Rates:** TBC  
**Service Charges:** TBC  
**Price per sqm:** £1,528.25