



SOTOGRANDE

1,500,000€



FEATURES

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



Situated in the highly sought-after B Zone of Sotogrande, this spacious villa has a 1,107 m² plot of land with 441 m² of built area. With plenty of character and natural light, the house is ideal for family living and is within walking distance of shops, restaurants, and the beach. The entry has a dramatic double-volume hall opening into a spacious living room. One side gives access to a second reception room—a games room at present—which would quickly convert into a family snug or TV room. On the opposite side, the dining room flows into the fully fitted kitchen. A private corridor leads into the ground-floor bedroom wing, comprising two bedrooms with shared access and bathroom, further ensuite bedroom, and bright office—ideal for home working. A magnificent staircase with wraparound library feature leads onto the first floor, where the master suite has a private terrace and ensuite bathroom. Floor-to-ceiling windows draw in plenty of natural light throughout the property. The villa benefits from air conditioning in the bedrooms, radiator heating throughout, and a floor plan that would suit families of all sizes. Even though well maintained, the villa could benefit from some light TLC and updating, offering the perfect opportunity to make it uniquely personal and value-enhancing. Just a 15-minute walk to the beach and close to top international schools and golf courses, this is not to be missed in one of Sotogrande's most popular residential areas. Key Features: ? Excellent position in Sotogrande B Zone ? 4 bedrooms, 3 bathrooms and office 1,107 m² plot / 441 m² built ? Distinctive library gallery feature ? Air conditioning in bedrooms, radiators to all spaces ? Good condition but would benefit from some TLC ? Walking distance to beach, restaurants, and shopping For further information or to view, contact us today. Sotogrande estate sales experts – local expertise, outstanding homes.

Interior Size: 441m²
Exterior Size: N/A
Plot Area: 1107m²
Furnishing: Unfurnished

Rates: TBC
Service Charges: TBC
Price per sqm: £3,401.36