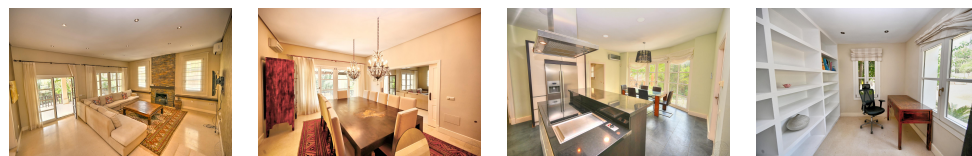


SOTOGRADE

1,850,000€



Tucked away on a well-respected street in the F-Zone, this two-level family home sits just five minutes from the International School and seven minutes from the sea, a location that balances everyday convenience with genuine privacy. Screened by tall, mature trees and set on a corner plot, the property offers a large rear garden and a front-facing pool and patio, all wrapped in a sense of seclusion that's rare this close to Sotograde's amenities. How is the ground floor laid out? You're welcomed into a generously sized entrance hall, with an office set to one side. Straight ahead, a sunken living room drops down a level, anchored by a wood-burning fireplace and opening onto a large, covered terrace, a genuinely private outdoor space for year-round living. From the living room, you flow into the dining room, and from there into a good-sized, modern kitchen. Two bedrooms complete the ground floor. How do you reach the upper floor? Two staircases lead up from the ground floor: the main staircase from the entrance hall, and a butler's staircase at the rear of the house, a charming original feature that adds both character and practicality. What's on the first floor? The main staircase leads to a very large master bedroom, alongside three further bedrooms and a family area with its own balcony, a lovely spot for morning coffee or quiet reading. In total, the home offers six bedrooms across both levels. What's the overall condition and finish? The ground floor has marble and tile, and the first floor has beautiful wooden floors. Having been let to tenants for a long period, the home now presents as something of a blank canvas, a genuine opportunity to sand back those floors, refresh the finishes, and bring your own vision to a property with real structural bones and character. It's priced to reflect exactly that opportunity. Why We Love This Property, in 3 Reasons ?? It's a genuine blank canvas. There's something special about a home with ...

Interior Size:	650m ²	Rates:	TBC
Exterior Size:	N/A	Service Charges:	TBC
Plot Area:	1514m ²	Price per sqm:	£2,846.15