BMI GROUP
ESTATE AGENTS

EXPERIENCE. KNOWLEDGE.

240-02886P
Available

SOTOGRANDE

1,750,000€











FEATURES

- 6 Bedrooms
- 7 Bathrooms
- Airconditioning
- Close To Schools
- Fitted wardrobes
- Fire Place
- Marble Floors
- Renovation Needed
- Pool View
- Close To Golf
- Guest Toilet
- Private Pool

Plot: 1,514 m² | Built: 650 m² | Bedrooms: 6 | Bathrooms: 7 | Orientation: South | Year built: 2007 | Private pool | Condition: Renovation project | EPC: In process Some homes are finished. This one is waiting for you to finish it. Please note that this is a renovation project: the house needs updating throughout, and it's priced accordingly. What it offers in return is space, character and an excellent location. Tucked away on a well-respected street in the F-Zone, this two-level family home is just five minutes from the International School and seven minutes from the sea. Screened by tall, mature trees and set on a south-facing corner plot of 1,514 m², it has a large rear garden and a front-facing private pool and patio, all wrapped in a sense of seclusion that's rare this close to Sotogrande's amenities. How is the ground floor laid out? You're welcomed into a generously sized entrance hall, with an office to one side. Straight ahead, a sunken living room steps 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 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 feature that adds both character and practicality. What's on the first floor? The main staircase leads to a very large master bedroom, 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 and seven bathrooms across 650 m² of built space. What condition is the property in? This is a fixer-upper and should be viewed as a project. The home has been let to tenants for a long period and now needs a full refresh. The ground floor ...

Interior Size:	650m^2	**Rates:**	TBC
Exterior Size:	N/A	**Service Charges:**	TBC
Plot Area:	1514m^2	**Price per sqm:**	£2,692.31

BMI Group Limited, Unit 7 Portland House, Glacis Road, P.O. Box 469, Gibraltar

info@bmigroup.gi (+350) 200 51010

www.bmigroup.gi