

## 6 soverom Villa til salgs i Sotogrande, Cádiz

2.500.000€



Built in 1990, this exquisite villa spans a plot of over 29,100 m<sup>2</sup> with a living space of nearly 650 m<sup>2</sup>. Designed for comfortable living, it features various areas for family enjoyment, immaculately maintained, it includes underfloor heating in the owner's suite, living room, and dining room, radiators throughout the house for the colder months, and air-conditioning for summer.

Located in the luxurious resort of Sotogrande, this south-facing modern Andalusian-style villa offers proximity to the Sotogrande International School, beautiful beaches, and the renowned sports facilities for golf, tennis, polo, and sailing.

Constructed on three levels, the entrance is through the impressive hallway, featuring a large picture window for a light and spacious feel, leading to one of the living areas, boasting a vaulted ceiling and large French doors opening onto an external patio. This floor also houses 4 of the 6 bedrooms, including the owner's suite with a modern en-suite bathroom and dressing room, another en-suite bedroom, and two large double bedrooms sharing a bathroom. A well-equipped laundry room is also located on this floor.

The remaining two spacious en-suite bedrooms are upstairs, each with modern patio doors that open to one of the many terraces, patios, or balconies, ensuring beautiful views and ample natural light. Descending from the entrance hall leads to the lower pool level, where the main living areas are located. These include a large TV room, dining room, and a modern kitchen designed for comfortable living.

All these rooms feature large double-glazed patio doors that open onto the external terraces, pool area, and gazebo. This space is ideal for indoor/outdoor living, allowing guests to access the pool area directly via the garden without

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|--|--|--|
| 6 soverom  | 5 bad  | 627m <sup>2</sup> Bygg størrelse                           |
| 2.902m <sup>2</sup> Tomtestørrelse                   | <input checked="" type="checkbox"/> Svømmebasseng        | <input checked="" type="checkbox"/> North-east orientation |
| <input checked="" type="checkbox"/> Carport garage   | <input checked="" type="checkbox"/> 2 parking spaces     | <input checked="" type="checkbox"/> Private garden         |
| <input checked="" type="checkbox"/> Private pool     | <input checked="" type="checkbox"/> Air conditioning     | <input checked="" type="checkbox"/> Fireplace              |
| <input checked="" type="checkbox"/> Marble floors    | <input checked="" type="checkbox"/> Solar panels         | <input checked="" type="checkbox"/> Double glazing         |
| <input checked="" type="checkbox"/> Video entrance   | <input checked="" type="checkbox"/> Security service 24h | <input checked="" type="checkbox"/> Mountain view          |
| <input checked="" type="checkbox"/> Golf view        | <input checked="" type="checkbox"/> Heated pool          | <input checked="" type="checkbox"/> Home automation system |
| <input checked="" type="checkbox"/> Internet - Wi-Fi | <input checked="" type="checkbox"/> Covered terrace      | <input checked="" type="checkbox"/> Gated community        |



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