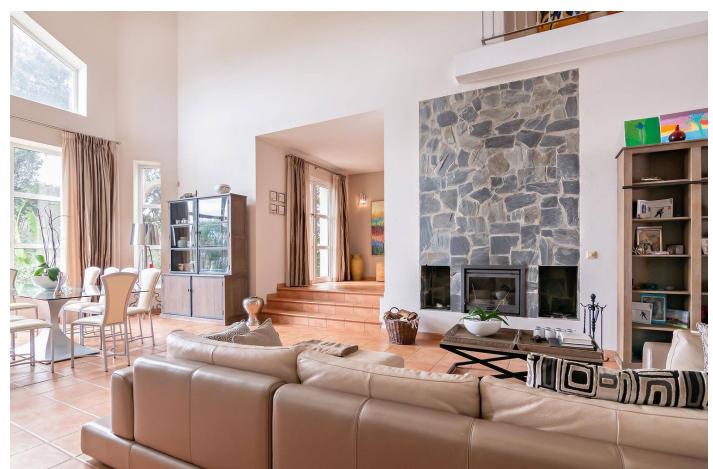




## Frakoblet villa til salg i Sotogrande

**1.850.000 €**

Reference: R4868602 Soveværelser: 6 Badeværelser: 3 Grundstørrelse: 2.400m<sup>2</sup> Byg Størrelse: 614m<sup>2</sup>





## Costa del Sol, Sotogrande (town)

South Pointing Charming Villa in Sotogrande This villa is extremely sensational and has heaps of character on original land. It is located in a wonderful area and has open views over the San Roque Golf Club and Sea view from the master Bedroom. Located in a cul-de-sac, secures privacy and tranquility. This property was built by its owner twenty years ago and every detail, from Scandinavian building quality to the functionality have been taken into consideration. The home has 6 bedrooms in total, 4 are main bedrooms, one is a basement bedroom and there is an additional slightly smaller one. The special features of this house are: -A TV family room -A basement with a gym -The only property in Sotogrande with a 120m2 cave with bodega dance floor and bar -A Japanese pond with fish and 3m water fall can be operated by recirculation -Saltwater Pool: The villa features a stunning Infinity saltwater pool, providing a more natural and gentle swimming experience compared to traditional chlorine pools. It is not only low-maintenance but also kinder to the skin and environment. -Underfloor Heating : Throughout the home, there is a state-of-the-art underfloor heating system with 50-70KW per m2 (using less 25% energy), ensuring warmth and comfort in every room, even during the cooler months. This discreet heating solution adds to the overall luxury without compromising the aesthetics of the space. -Solar Heating: The villa is equipped with an eco-friendly solar heating system, making it energy-efficient and reducing its environmental footprint. This sustainable feature ensures year-round comfort while lowering energy costs, reflecting the home's forward-thinking design. The villa has a very large and modern very large family kitchen that has direct access to a beautiful terrace with a barbecue area. There are very high ceilings throughout the house and especially high ceilings in the living room, together with a very impressive fireplace with air convection heat transfer with thermostat control. (One more smaller kitchen is located in the basement level for living in staff)



## Funktioner:

<b>Funktioner</b>	<b>Orientering</b>	<b>Klima kontrol</b>
Dækket terrasse	Syd	Aircondition
I nærheden af transport		Ildsted
Privat terrasse		Centralvarme
Ensuite badeværelse		U/f opvarmning
Dobbeltvindue		
Monterede garderobeskabe		
Bryggers		
Gymnastiksals		
<b>Synspunkter</b>	<b>Indstilling</b>	<b>Tilstand</b>
Hav	Tæt på golf	Fremragende
Land	Tæt på havn	
Have	Urbanisering	
	Tæt på butikker	
	Tæt på skoler	
	Tæt på byen	
	Tæt på marina	
<b>Pool</b>	<b>Møbel</b>	<b>Køkken</b>
Opvarmet	Fuldt møbleret	Fuldt monteret
Privat		
<b>Have</b>	<b>Parkering</b>	<b>Hjælpeprogrammer</b>
Privat	Privat	Elektricitet
	Åben	Drikkeligt vand
	Mere end en	Solvandsopvarmning
<b>Kategori</b>	<b>Energi rating</b>	<b>CO2 -emissionsklassificering</b>
Holiday Homes	D	D
Investering		
Luksus		
Videresalg		
Forhandle		
Billig		
Moderne		
Golf		