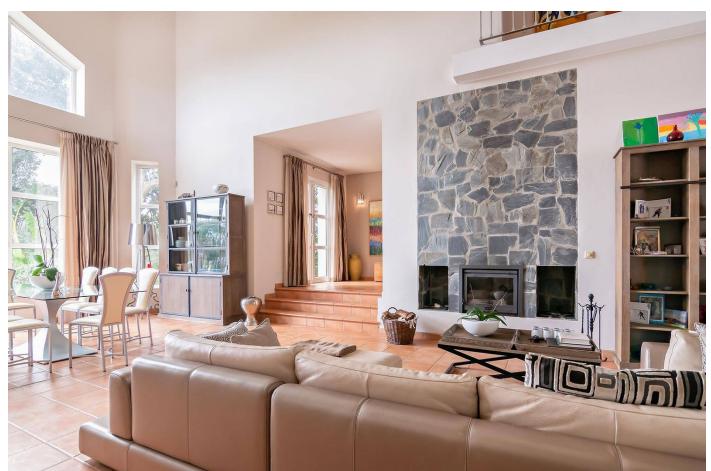




## Villa for sale in Sotogrande

1,850,000 €

Reference: R4868602   Bedrooms: 6   Bathrooms: 3   Plot Size: 2,400m<sup>2</sup>   Build Size: 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)



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		Fireplace
Private Terrace		Central Heating
Ensuite Bathroom		U/F Heating
Double Glazing		
Fitted Wardrobes		
Utility Room		
Gym		
Views	Setting	Condition
Sea	Close To Golf	Excellent
Country	Close To Port	
Garden	Urbanisation	
	Close To Shops	
	Close To Schools	
	Close To Town	
	Close To Marina	
Pool	Furniture	Kitchen
Heated	Fully Furnished	Fully Fitted
Private		
Garden	Parking	Utilities
Private	Private	Electricity
	Open	Drinkable Water
	More Than One	Solar water heating
Category	Energy Rating	CO2 Emission Rating
Holiday Homes	D	D
Investment		
Luxury		
Resale		
Bargain		
Cheap		
Contemporary		
Golf		