



# Villa détachée à vendre à Sotogrande

1 850 000 €

Référence: R4868602    Chambres: 6    Bain: 3    Terrain: 2 400m<sup>2</sup>    Construite: 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)



## Spécification:

### Caractéristiques

Terrasse couverte  
Près du transport  
Terrasse privée  
Salle de bain  
Double vitrage  
Armoires encastrées  
Buanderie  
Salle de sport

### Vues

Mer  
Pays  
Jardin

### Piscine

Chauffé  
Private

### Jardin

Private

### Catégorie

Maison de vacances  
Investissement  
Luxe  
Revente  
Marchander  
Bon marché  
Contemporain  
Le golf

### Orientation

Sud

### Paramètre

Près du golf  
Près du port  
Urbanisation  
Proche des magasins  
Près des écoles  
Près de la ville  
Près de Marina

### Meubles

Entièrement meublé

### Parking

Private  
Ouvrir  
Plus d'un

### Cote d'énergie

D

### Contrôle du climat

Climatisation  
Cheminée  
Chauffage central  
Chauffage U / F

### Condition

Excellent

### Cuisine

Entièrement équipée

### Services publics

Électricité  
Eau potable  
Chauffage de l'eau solaire  
Cote d'émission de CO2  
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