



## 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:

<b>Caractéristiques</b>	<b>Orientation</b>	<b>Contrôle du climat</b>
Terrasse couverte	Sud	Climatisation
Près du transport		Cheminée
Terrasse privée		Chauffage central
Salle de bain		Chauffage U / F
Double vitrage		
Armoires encastrées		
Buanderie		
Salle de sport		
<b>Vues</b>	<b>Paramètre</b>	<b>Condition</b>
Mer	Près du golf	Excellent
Pays	Près du port	
Jardin	Urbanisation	
	Proche des magasins	
	Près des écoles	
	Près de la ville	
	Près de Marina	
<b>Piscine</b>	<b>Meubles</b>	<b>Cuisine</b>
Chauffé	Entièrement meublé	Entièrement équipée
Private		
<b>Jardin</b>	<b>Parking</b>	<b>Services publics</b>
Private	Private	Électricité
	Ouvrir	Eau potable
	Plus d'un	Chauffage de l'eau solaire
<b>Catégorie</b>	<b>Cote d'énergie</b>	<b>Cote d'émission de CO2</b>
Maison de vacances	D	D
Investissement		
Luxe		
Revente		
Marchander		
Bon marché		
Contemporain		
Le golf		