

## Vrijstaande villa te koop in Sotogrande

1.850.000€

Referentie: R4868602 Slaapkamers: 6 Badkamers: 3 Plotgrootte: 2.400m<sup>2</sup> Perceelgrootte: 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)



## Kenmerken:

Privaat

Luxe

Wederverkoop

Op maat gemaakte kledingkasten

Kenmerken Oriëntatie Klimaatcontrole

Overdekt terras zuiden Airconditioning Nabij transport Haard

Privéterras Centrale verwarming
Ensuite badkamer U/F verwarming

Dubbel glas

Bijkeuken
Sportschool
Keer bekeken Instelling Voorwaarde

Zee Dicht bij golf Uitstekend
Land Dicht bij de poort

Tuin Verstedelijking
Dicht bij winkels
Dicht bij scholen
Dicht bij de stad

Pool Meubilair Keuken

Verhitte Volledig ingericht Geheel op maat gemaakt

Tuin Parkeergelegenheid Nutsvoorzieningen

Dicht bij jachthaven

Privaat Privaat Elektriciteit
Open Drinkbaar water
Meer dan een Zonne -waterverwarming

Zonne waterver warming

Categorie Energiebeoordeling CO2 -emissierating

Vakantiehuizen D D

Investering

Koopje
Goedkoop
Modern
Golf