



LUXURY  
SOTOGRANDE



For Sale 3,600,000 EUR - Beautiful riverside property for sale on Paseo del Parque - Sotogrande Costa

 740 Sq Mtr

 7 Bedrooms

 7 Bathrooms

 2 Garages

## **Beautiful riverside property for sale on Paseo del Parque - Sotogrande Costa**

This stunning riverside property lies right in the heart of Sotogrande Costa in the exclusive Kings and Queens area. Just 1km from the beach, ideal for walking and cycling this is prime Sotogrande real Estate.

The actual house stands on a fantastic flat 5,000 sq meter plot. The house itself is approx 740 sq m.

There is a total of 7 bedrooms and 7 bathrooms.

This property comprises of two levels.

On the ground floor there is an impressive courtyard leading up to the front door. The large kitchen with breakfast bar leads into one of three bright and spacious living areas which all enjoy direct access to the garden. There are electric fans and log fire places.

Leading off from the kitchen there is a separate utility room and wine cellar which is temperature controlled and an additional washroom with outside patio and a large double garage.

The formal living room is both spacious and bright and leads into the formal dining room. Both rooms have stunning french windows leading into the garden.

There are five double bedrooms on the ground floor, three of which are ensuite. The other two share a bathroom. There is a guest WC on the ground floor and a huge walk in laundry cupboard.

Upstairs there are two large Master bedrooms, both with dressing rooms with built in cupboards and separate bathrooms and a large balcony overlooking the garden and river.

Upstairs there is also a good sized storage room.

There is underfloor heating and air conditioning in a few of the rooms but most of the rooms have electric fans.

The mature garden leads right up to the river bank overlooking the nature reserve making this a totally private plot.

There is an additional pool house with separate BBQ area and pool.

This property is perfect for those who wish to be in the heart of Sotogrande. The property is walking distance to the port and most amenities.

The current owners have drawn up plans to enhance the property which will be made available to prospective buyers.

The Villa has been priced appropriately to sell. Viewings highly recommended.

## Property Features

- Close to international Golf course
- Close to International Polo Fields
- Close to Tennis Clubs
- Close to the Beach
- Fire Place
- Fruit Trees
- Heated Swimming Pool
- Swimming Pool
- Wine Cellar



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## Luxury Sotogrande

**Address:** Paseo del Parque, 11310 San Roque, Cádiz, Spain