



LUXURY  
SOTOGRANDE



For Sale 1,950,000 EUR - Contemporary Villa for Sale in Sotogrande

 979 m2

 7 Bedrooms

 6 Bathrooms

 0 Garage

# Contemporary Villa for Sale in Sotogrande

## Description:

The Property is as good mix of Andalucía and contemporary architecture with high ceilings and spacious rooms. The villa is well positioned on the plot and is surrounded by mature gardens and wild cork oaks. The Villa has a large entrance with parking for 6 cars that links to the double garage. The property is entered via a wide staircase that leads that makes an impressive front to the property.

The villa features include: separate guest apartment, full size tennis court and private pool

## Kitchen:

From the double volume entrance hall with it's feature stain glass window gives a wonderful ambient light, we turn to the kitchen. The modern kitchen with centre island and Granite work tops has been finished to the highest of standards. This kitchen has ample space for family dining area with window to the entrance. A separate scullery complete with WC is perfect for keeping the kitchen clutter free.

## Dining:

The property has a lovely formal dining room adjacent to the kitchen. The room has the hardwood floors and a large picture window with views to the gardens outside. The dining room has double doors leading to a covered terrace, perfect for outside dining in the summer.

## Living:

To the left of the entrance we find a large lounge with fireplace and views to the garden and pool. The lounge has inter-leading door to a bright and airy snug /TV room complete working fireplace. From the lounge we have access to the covered terrace and a lovely outside sitting area with view to the pool.

## Accommodation:

The first floor has 5 good size bedrooms all with access to outdoor terraces and view to the garden and cork oak trees. 3 of the bedroom have bathrooms en-suite all finished to a modern standard. The other 2 bedrooms have a shared family bathroom.

There is a further bedroom en-suite in the guest house and staff accommodation with en-suite bathroom on the lower level.

## VILLA SOTOGRANDE C-ZONE

PLOT SIZE: 12.929m<sup>2</sup>

BUILT: 979m<sup>2</sup>

RECEPTION ROOMS: Lounge, dining & TV rooms

ACCOMMODATION: Bedrooms: 7 & Bathrooms: 6

OFFICE/STUDIO With windows on all side and access to a private terrace

KITCHEN: Large open plan kitchen with additional 6 place eating area.

Separate scullery

BASEMENT: Wine cellar naturally cooled

Staff room

Double garage

Work shop

SWIMMING POOL: private pool with shower

TENNIS COURT: Full size private court

GUEST COTTAGE: 1 Bedroom & 1 Bathroom

Open plan living and dining area

SALE PRICE € 1.950.000-

## Property Features

Air conditioning

Central Heating

Close to international Golf course

Close to International Polo Fields

Close to international schools

Close to Tennis Clubs

Close to the Beach

Fire Place

Laundry Room

Swimming Pool

Tennis Courts

Wine Cellar



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## Luxury Sotogrande

**Address:** 11310 San Roque, Cádiz, Spain

