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## Вилла

Sotogrande Alto

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|-----------------|-------------------------|----------------------|---------------------------|
| Комнат: 6       | Ванных: 5               | М <sup>2</sup> : 600 | Цена: 2 150 000 €         |
| Статус: Продажа | Тип недвижимости: Вилла | Референция: R4265212 | Дата публикации: 14.01.24 |

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Описание: Investment opportunity – Villa to refurbish in Sotogrande South facing villa, to refurbish with a large plot of 7,147m<sup>2</sup> and its tennis court. The property is in the part of Sotogrande Alto, a few meters from the prestigious Golf Real Club Valderrama and with easy access to the main artery that leads to the Port of Sotogrande and the NA-340 national highway. The urbanization has its security control at the entrance with barriers. From the outside you can see the large round square located in front of the garage, the main door and to the left the tennis court, all surrounded by lots of vegetation and tall pine trees. The entrance to the house presents a large garden area with its access, where you can see the tennis court before reaching the entrance door to the villa. The garden area, at the front of the villa, has a large rectangular pool and on the sides, there is access to the other part of the garden, which is currently used as an orchard with several fruit trees, a fountain and a storage house. Main floor: large entrance hall with an impressive double height, guest toilet, spacious living room, with a dining room on your right with a private terrace and a room on your left (TV room or office), main terrace, a bedroom with its bathroom, large kitchen with dining room and its terrace, laundry room, storage room, a second bedroom with its bathroom and the garage for two cars. Upstairs: 2 bedrooms that share a bathroom and a fabulous master bedroom with its dressing room and bathroom. Basement floor: with a cellar, a bathroom, and a large open-plan room with direct access to two terraces and the garden. On one side we find a warehouse and a sauna. The property could be completely refurbished, modernized with the currently demanded qualities and turned again into a majestic villa with all its luxuries, its tennis court and a magnificent garden, which is currently in great demand. There is the possibility of segregating the property and building a second house in the part currently allocated to the orchard, or simply building a second guest house on said plot.

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Особенности:

Бассейн, Кондиционирование, None, None, None, Охрана 24Ч, Parking, None