LUXURY PARTNERS
REAL ESTATE

4 BED HOUSE IN SOTOGRANDE

PRICE: 869,000 EUR

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## Details

| | |
|---|---|
| Bedrooms | 4 |
| Bathrooms | 4 |
| Reception Rooms | 2 |
| Terrace Area | 23 SQM |
| Built Area | 272 SQM |
| Plot Size | 342 SQM |
| IBI Fee | 841 EUR |
| Community Fee | 420 EUR |
| Price | 869,000 EUR |
| Ref: | LPSRCH174 |

## Description

Large sophisticated modern townhouse with 4 bedrooms in an enviable front line golf position overlooking the San Roque Golf course and also within a short walk to both the San Roque Golf Club and the San Roque Golf Resort.  It is 20 minutes from Gibraltar Airport and a short drive to Sotogrande( 8 minutes) and the beautiful beach at Alcaidesa. This property is a golfers dream and many owners have their own golf buggies.  In fact, there are numerous golf courses close at hand including the word renowned Valderamma which hosted the Ryder Cup, Real Golf Sotogrande, La Reserva and the Hacienda Links course in Alcaidesa which overlooks the mediterranean sea. This superb property was built in 2022 and has its own garden , underground parking for two cars and a golf buggy, a large basement and storage facility which is an exceptional find in a modern property. It is located in a private and very secure gated community , with beautiful landscaped gardens , community pool , residents meeting club area, gymnasium, sauna and steam room The ground floor has a bright open plan layout, which includes a spacious living/dining area with floor to ceiling glass doors, which open out to the a large terrace area and garden overlooking the golf course. The perfect entertaining and sunbathing spot . There is an excellent modern kitchen equipped with top of the range appliances and adjoining utility room and a guest toilet. Your large master bedroom has an excellent position overlooking the golf course on the first floor with  glass fronted balcony. It also . its own bathroom , including shower, WC and bidet  . There another two bedrooms on this floor both with balconies overlooking pool and share another large bathroom . The second floor has another large bedroom currently used as an office also with balcony and private bathroom. From this floor you can access  the large roof top terrace/solarium  with beautiful sea and mountain views . A stunning property in the perfect location for year round living or as a holiday home or rental investment .