



## 4 Bed Villa For Sale

Sotogrande Alto, Sotogrande

€1,250,000

Ref: 472-00028P

Discover a Charming Family Home in Sotogrande's Desirable Calle Esmeralda. This family residence sits gracefully on a generous +2000m2 plot, nestled in the highly sought-after Calle Esmeralda of Sotogrande. Boasting close proximity to local schools and easy access to all amenities, this villa exudes timeless character and charm. Enjoy the best of southern living as this home is perfectly oriented to bask in the sun's warmth while surrounded by meticulously manicured gardens, featuring a delightful pool at its heart. The serenity of the area ensures both the villa and garden offer unparalleled privacy. Step inside to discover spacious interiors, including an inviting entrance hall, a cozy home office, a welcoming living room with an open fireplace, a versatile family/TV room, a well-appo...

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# Gallery



# Property Description

**Location:** Sotogrande Alto, Sotogrande, Spain

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Step inside to discover spacious interiors, including an inviting entrance hall, a cozy home office, a welcoming living room with an open fireplace, a versatile family/TV room, a well-appointed fitted kitchen, a convenient laundry room, and a guest WC. The dining room opens to a delightful covered terrace, creating a seamless indoor-outdoor living experience, made even more inviting by the lofty high ceilings throughout.

The ground floor houses three bedrooms and two bathrooms.

Ascend to the first floor to find the expansive master bedroom, complete with its independent hot/cold air conditioning unit, a spacious dressing area, and en-suite bathroom.

With a 40% constructible area, there is plenty of room for expansion, and the foundation is already prepared for adding another floor, making this home a fantastic investment opportunity.

# Additional Info

For Sale	Beds: 4	Baths: 3
Type: Villa	Area: 450 sq m	Land Area: 2016 sq m
Amenities near	Country view	Mountain view
Garden view	Pool view	Close to children playground
Good condition	Renovation Needed	Close to shops
Close to schools	Individual A/C units	Central heating by radiators
Terrace Area (sqm): 70	Orientation: South/West	Garage: Carport
Garden: Private	Parking Spaces: 2	Pool: Private
Internal Area : 450 sq m	Land Size : 2016 sq m	

