



La Reserva

For sale at **525.000 €**

3
BEDROOMS

3.5
BATHROOMS

PLOT

174
BUILT

Some properties stand out for their size or architecture; others simply feel like home from the moment you walk through the door. This welcoming townhouse in **La Mesana, Sotogrande**, located at Calle Cantarillo 8, certainly belongs to the latter.

Arranged over two floors and maintained in **excellent condition**, the property offers generous, comfortable and light-filled interiors designed for relaxed family living throughout the year.

The main living area centres around a spacious lounge and dining room, opening directly onto one of the home's most appealing features: its **covered terrace and private garden**. Green, peaceful and wonderfully private, the garden feels like a natural extension of the interior. It is an inviting setting for long breakfasts, family lunches, quiet afternoons or simply enjoying Sotogrande's exceptional outdoor lifestyle.

The separate kitchen is generously proportioned and practical for everyday family life, while a guest cloakroom completes the main living level.

The sleeping accommodation comprises **three bedrooms, each with its own en-suite bathroom**, providing an excellent degree of comfort and privacy for family members and visiting guests alike. Natural light and a calm atmosphere give the bedrooms a particularly pleasant residential feel.

The property also includes **two parking spaces and a private storage room**, an important practical advantage for a permanent or extended stay in Sotogrande.

La Mesana is an established and beautifully maintained residential community with **communal gardens and swimming pool**, enjoying a particularly convenient position within Sotogrande. Supermarkets, cafés, restaurants, gyms and everyday services are all close at hand, together with the area's renowned sporting and educational facilities.

It is this combination that makes the property particularly appealing: you can enjoy the privacy and tranquillity of a residential home without feeling removed from everyday life.

More than simply a holiday property, this is a home designed to experience **Sotogrande as a place to live** — comfortable, private, relaxed and connected to everything that makes the area so attractive to international families.

The property is currently **tenanted until July 2027**, which may also make it an interesting proposition for a buyer looking to acquire a Sotogrande property with an existing tenancy in place.

IBI 694€ annual

Community 1.668€ annual

Garbage 260€ annual



