



Sotogrande Alto

For sale at **1.350.000 €**

4
BEDROOMS

4
BATHROOMS

1156
PLOT

430
BUILT

Nestled in the serene shade of a cork oak forest, this charming Andalusian-style villa sits atop a gentle hill in the prestigious Zone C of Sotogrande Alto. Located on a well-established street and surrounded by lush trees, the property exudes a sense of calm, privacy, and connection with nature from the very first moment.

The house, with its classic and elegant lines, welcomes you through a pleasant entrance porch dominated by an imposing double wooden door. Upon entering, a welcoming hall harmoniously distributes the various spaces of the home.

To the left is the sleeping area, comprised of two bright bedrooms that share a bathroom and have direct access to the villa's large covered terrace—a perfect space for enjoying long meals, peaceful afternoons, or the mild

Sotogrande climate year-round.

To the right of the house is a spacious and bright, recently renovated kitchen, designed to be the heart of the home. Next to it, an adjoining dining room with access to the same terrace invites you to share special moments with family or friends. In the center of the floor plan is the large living room with a fireplace, a warm and inviting space where natural light and garden views create a truly special atmosphere.

Next to the kitchen area is the parking area with storage space, practical and functional for everyday use.

From the main hall, a staircase leads to the upper floor, where the master bedroom is located: an intimate retreat with an en-suite bathroom, dressing room, and a pleasant south-facing terrace overlooking the garden. From here, you can enjoy a beautiful view of the mature vegetation surrounding the house.

The same staircase also descends to a fourth bedroom with a bathroom, located at street level, ideal for guests or as a separate space, with access to a small covered garage.

The garden, with its mature trees, envelops the house in a unique natural environment. A large swimming pool stands out, promising countless moments of enjoyment for both adults and children.

The property is located just minutes from the prestigious Real Club Valderrama, considered one of Europe's most renowned golf courses and a historic venue for international tournaments such as the Ryder Cup. ([Wikipedia](#)) It is also very close to the Sotogrande International School and the exclusive La Reserva Club Sotogrande with its famous **The Beach**.

The villa features oil-fired central heating, hot/cold air conditioning, and fiber optic internet access. It is in excellent condition, having been recently painted, with renovated bathrooms and a fully remodeled kitchen.

A charming home where Andalusian architecture, nature, and the Sotogrande lifestyle come together to create a truly special place. □

Property tax (IBI) €1,051 per year
Community fees €1,100 per year
Garbage collection €115 per year



