



Semi-Detached House for sale in Sotogrande, Sotogrande

645,000 €

Reference: R5034751 Bedrooms: 2 Bathrooms: 3 Plot Size: 334m² Build Size: 193m²





Costa de la Luz, Sotogrande

Large La Reserva Townhouse with Tourist License! This large 2 bedroom, 2 1/2 bathroom semi-detached house with sea views in the exclusive Los Cortijos de la Reserva offers something truly unique - almost 200m² of space with a huge wrap around garden of 334m². The garden has sun from first thing in the morning to late afternoon. What is more, this property was originally earmarked to be a 4 bed when being developed before coming to fruition as a very large 2 bedroom with a large rectangular living area full of light, leading to a lovely covered terrace, as well as great size fully equipped close kitchen with utility area. Each bedroom is large with an en-suite with wonderful Andalusian charm through the window box, terracotta flooring, panelling on the cabinetry, and shutters. The master has a charming balcony to look out to sea with your morning coffee. This is also a modern home with underfloor heating throughout, hot and cold A/C, high end appliances in the kitchen. The property currently has the Andalusia Tourist license, like its 3 bedroom property sister next door, and runs successfully due to the fantastic location inside La Reserva, walking distance to the Beach Club, Racket Centre, and Golf Club. The community has a pool and a guard hut so is very safe and secure. This property is ideal for a couple downsizing, small family, and those that have dogs, as the garden can be closed so long as a gate allows the communal gardener to enter - the community fees include all garden maintenance. If you did want a pure investment, note the block with both the 2 Bed and 3 Bed can be bought as a company. A great investment to generate rental income in a market that keeps rising as Sotogrande is no longer the Costa del Sol's best kept secret - customers from all over the world are gravitating here. Please note: La Reserva Sotogrande is an exclusive enclave, and with the community costs comes a contribution to "Sotogrande Parks" Macrocommunity, this is an additional €100/month (€520 + €570 First Half / Second Half of year)



Features:

Features

Covered Terrace
Private Terrace
Satellite TV
Ensuite Bathroom
Marble Flooring
Fitted Wardrobes
Solarium
WiFi
Utility Room
Domotics
Fiber Optic
Access for people with reduced mobility

Views

Sea
Mountain
Panoramic
Garden
Golf

Pool

Communal
Children`s Pool

Garden

Private

Category

Holiday Homes
Investment
Golf
Luxury
Resale

Orientation

East
South
West
South East

Setting

Close To Golf
Urbanisation
Close To Schools

Furniture

Optional

Parking

Private
Covered
More Than One

Climate Control

Air Conditioning
U/F Heating

Condition

Excellent

Kitchen

Fully Fitted

Utilities

Electricity
Drinkable Water
Telephone