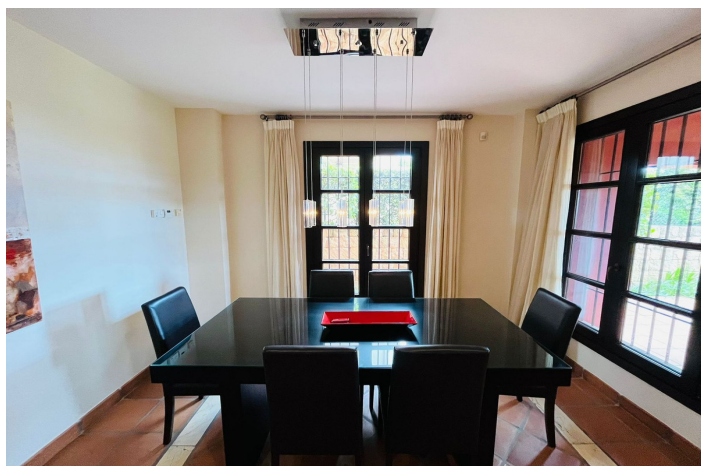




Semi-Detached House for sale in Sotogrande, Sotogrande

695,000 €

Reference: R5037103 Bedrooms: 3 Bathrooms: 3 Plot Size: 270m² Build Size: 205m²





Costa de la Luz, Sotogrande

La Reserva 3 Bedroom with Tourist License!

This large 3 bedroom, 3 1/2 bathroom semi-detached sea view house in the exclusive Los Cortijos de la Reserva offers something truly unique - almost 205m² of space with a large rectangular garden of 270m². It is also rare to find a 3 bedroom at this price point inside Sotogrande.

The property is set over 3 floors with the living area, leading to a lovely covered terrace, as well as great size fully equipped close kitchen with utility area on the ground floor. On the first floor are 2 huge bedrooms with en-suite. The master has a charming balcony to look out to sea.

The top floor has another huge bedroom with 2 balconies - one for morning sun, and the other for afternoon sun. With the wonderful Andalusian charm through the the tiling, to terracotta flooring, to panelling on the cabinetry, and shutters, this is not a "newly built white box"; we see so often these days. However it is a modern home through functionality 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 2 bedroom property sister next door, is running 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 family moving to the area particularly 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. It also a great holiday home or investment.

If you did want a pure investment, 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 that this property is situated in the Exclusive Enclave of La Reserva, Sotogrande, and as such a macro community fee is applied. This is approximately €97/month (€581 paid twice yearly)



Features:

Features

Covered Terrace
Private Terrace
Satellite TV
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
Solarium
WiFi
Utility Room
Domotics

Views

Sea
Mountain
Panoramic
Garden
Golf

Pool

Communal
Children`s Pool

Garden

Private

Utilities

Electricity
Drinkable Water
Telephone

Orientation

East
South
West
South East

Setting

Close To Golf
Urbanisation
Close To Schools

Furniture

Optional

Security

Gated Complex
Entry Phone

Category

Holiday Homes
Investment
Golf
Luxury
Resale

Climate Control

Air Conditioning
U/F Heating

Condition

Excellent

Kitchen

Fully Fitted

Parking

Private
Covered
More Than One