



LUXURY  
SOTOGRADE



For Sale 1,250,000 EUR - Exclusive townhouse for sale overlooking Valderama Golf Course

 4 Bedrooms

 4 Bathrooms

 2 Garages

Exclusive townhouse for sale overlooking Valderama Golf Course

This charming townhouse property is located in the exclusive resort of Los Patios de Valderrama. A complex of 19 detached homes on the prestigious Valderrama Golf Club.

The townhouse is built in three floors and the layout is designed around a central patio. The main entrance is on the top-level or first floor. On this level there is a large bedroom with wood burning fireplace, en-suite bathroom and dressing area. All bedrooms have fitted wardrobes. On the ground floor there is a spacious living room with wood burning fireplace, a fully equipped kitchen and a large bedroom with en-suite. Unique to this property is the garden has direct access from the Valderrama Golf Course. On the lowest floor there are two bedrooms with bathrooms ensuite, a large living room decorated in a Moroccan style, along with an extra room used as storage. The house is charming and rustic in design, with terracotta floor tiles in the bathrooms from Seville.

Other features include: Air-conditioning and private garage for 2 cars. Located in very exclusive setting of the Sotogrande Alto with easy access to all amenities, the Sotogrande Marina, Santa Maria Polo, World-Class golf courses, international school, shops and the beach.

IBI: 2364 Euros

Rubbish: 250 Euros

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## Property Features

Chimenea

Garaje

Jardín

Cerca de la playa

Private parking

Air conditioning

Central Heating

Close to international Golf course

Close to International Polo Fields

Close to international schools

Fire Place

Laundry Room

Terracotta Floors



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## Luxury Sotogrande

**Address:** Valderamma, Sotogrande, San Roque, Cadiz 11310, Spain