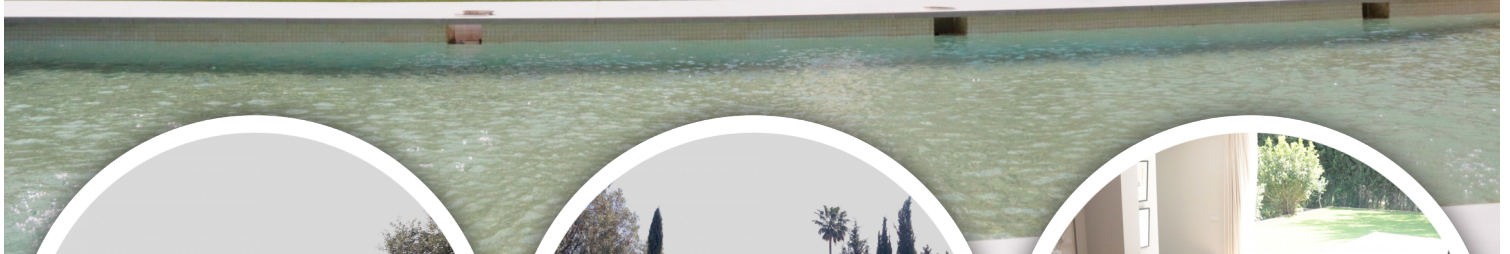


# Sotogrande Villa

€2,600,000

Ref: J19496



7



5



2,001 m<sup>2</sup>



608 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€2,600,000 (£2,212,548)
Transfer tax 7% .....	€182,000 (£154,878)
Notary fees (approx) .....	€750 (£638)
Land registry fees (approx) ...	€750 (£638)
Legal fees (approx) .....	€1,500 (£1,276)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,553)
Remainder of deposit to 10% .....	€257,000 (£218,702)
Final Payment of 90% on completion ...	€2,340,000 (£1,991,293)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

A stunning, 7 bedroom, Andalucian - style villa in the heart of Sotogrande. The villa sits on a plot of over 2000m<sup>2</sup> and has a private pool and beautifully manicured gardens. The property is in a fabulous location, close to La Reserva, the Sotogrande International School, and some of the most prestigious golf courses in the world such as Valderrama. The Sotogrande Marina is only a 5-minute drive on internal roads. The Marina has numerous bars and restaurants - an idyllic spot to sit and watch the boats whilst sipping a glass of Rioja. The Villa itself is spectacular - the interior has been completely refurbished and is modern, light, and airy. The house has a large double garage with direct access to the house. It is distributed over two floors with a large living room with an open fireplace, a separate dining room, a reading room and an open-plan bespoke kitchen with a separate pantry, and a separate utility room. The ground floor has three spacious bedrooms, all ensuite. The second floor is home to three additional bedrooms and two bathrooms - one of which is ensuite. There is a separate outhouse that could be used as guest quarters/ office space/gym - there are numerous possibilities. The house is built to top quality specifications with underfloor heating, air-conditioning throughout, built-in wardrobes throughout, and double glazing throughout. This villa has a wonderful feel to it and would make a fabulous home. Come view with me!

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible