

Sotogrande Villa

€1,150,000

Ref: J20197



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1,031 m²



277 m²



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Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€1,150,000 (£986,792)
Transfer tax 7%	€80,500 (£69,075)
Notary fees (approx)	€750 (£644)
Land registry fees (approx) ...	€750 (£644)
Legal fees (approx)	€1,500 (£1,287)

Standard form of payment

Reservation deposit	€3,000 (£2,574)
Remainder of deposit to 10%	€112,000 (£96,105)
Final Payment of 90% on completion	€1,035,000 (£888,113)

* 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, contemporary style 4-bed villa located in Torreguadiaro. The villa is located on a fabulous plot with stunning sea views and just walking distance from Torreguadiaro with all its tapas restaurants, cafes and beach. It is also a short walk to Sotogrande Beach and port. Such a fantastic location, enabling you to enjoy the luxury of your own villa and pool, yet have all amenities at your fingertips. The house has a mature lawn with private swimming pool. The ground floor is home to the main living area - it is spacious and open-plan. From the sitting room you have stunning sea views to the Mediterranean Sea. The kitchen is modern and open plan - a fabulous space for families to gather around. On this floor you also have a bedroom and bathroom. The first floor has three bedrooms, two bathrooms and a utility area. The main bedroom has an ensuite bathroom with Jacuzzi bath and direct access to a terrace with views over the pool and sea views over the town of Torreguadiaro. The house has a basement with wine cellar and private garage. A spectacular house, built to top quality specifications including air-conditioning throughout, solar panels, fitted wardrobes, and the ground and first floors. With the exception of the living room, all rooms have electric security blinds. The kitchen has top-quality Siemens appliances and a silestone worktop. A truly spectacular property. Come view with me!

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