



Detached Villa in La Duquesa

Price € 875,000

| | |
|------------|---------------------|
| Bedrooms | 3 |
| Bathrooms | 3 |
| Build Size | 250 m ² |
| Terrace | 60 m ² |
| Plot Size | 1200 m ² |

SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Port
- ✓ Close To Town
- ✓ Urbanisation
- ✓ Close To Shops
- ✓ Close To Schools

ORIENTATION

- ✓ East

CONDITION

- ✓ Good

POOL

- ✓ Private

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Mountain
- ✓ Pool
- ✓ Panoramic
- ✓ Urban

FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Barbeque
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Near Transport
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Basement

FURNITURE

- ✓ Optional

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ Entry Phone

PARKING

- ✓ More Than One
- ✓ Private

UTILITIES

- ✓ Electricity
- ✓ Solar water heating
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Holiday Homes
- ✓ Resale
- ✓ Investment
- ✓ Luxury

Located in the prestigious La Paloma urbanization, between San Luis de Sabinillas and Sotogrande, this charming villa enjoys a privileged setting between Sotogrande Marina and Puerto Deportivo de La Duquesa, both just a 10-minute drive away. In these lively areas you will find a wide selection of restaurants, beach bars, leisure venues and shopping areas with supermarkets, pharmacies and schools, making everyday life comfortable and convenient. With an elegant classic and traditional style, this magnificent property stands out for its charm and the pleasant sea views it offers from different parts of the house. It sits on a flat 890 m² plot, where a large private swimming pool blends perfectly with beautifully maintained gardens filled with flowers and trees, creating an atmosphere of tranquility and privacy. The property is distributed over two floors. On the main floor there is a cozy living room with a fireplace, ideal for relaxing moments, a kitchen opening onto a pleasant porch, two bedrooms, one bathroom and a guest toilet. On the upper floor there is a spectacular master bedroom with a private terrace and panoramic views over the entire coastline, a perfect space to relax and enjoy the surroundings. Facing east, the house enjoys abundant natural light throughout much of the day. With a built area of 250 m², the property also features a full basement level used for storage, providing a large and practical extra space. Inside the property there is covered parking for two vehicles. Among its additional features are solar panels for water heating, individual hot and cold air conditioning, and electric awnings on the terrace, providing comfort and energy efficiency. In short, this is a magnificent opportunity to acquire a charming home with great potential to personalize to each owner's taste. A true dream house located in a peaceful area, yet with excellent connections and easy access to the Autovía del Mediterráneo A-7.

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GALLERY







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