

SOTOGRANDE COSTA

1 195 000 €

[redacted] R5539201

[redacted] Sotogrande Costa

3	2	300 m²	44 m²	140 m²
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]













■■■■■■■■

Set in the prestigious Kings and Queens area, close to the river, this property offers an excellent opportunity to create a beautiful home in one of the most sought-after residential locations. With generous living spaces, several terraces and lovely open green views, the property has plenty of potential for someone looking to put their own stamp on a home. Its characterful architecture and versatile layout provide a great starting point, while the outdoor spaces offer plenty of opportunities to enjoy the Mediterranean lifestyle. Kings and Queens is one of the most established and desirable residential areas, known for its peaceful surroundings, attractive properties and convenient location. Situated close to the river, the property enjoys a lovely green outlook, with mature trees and palms adding to the sense of tranquillity. The setting offers a quieter residential atmosphere while remaining within easy reach of local amenities. Inside, the main living and dining area is spacious, with a fireplace and built-in shelving. Sliding doors connect this space to an enclosed terrace with exposed wooden beams, currently used as a second sitting room. The kitchen is separate, with a breakfast bar and direct access to an outdoor terrace. The bedrooms are positioned away from the main living areas, while an additional room, currently used as a home office, has a particularly charming vaulted wooden ceiling and windows on several sides. Outside, the property benefits from several terraces, including an area with artificial grass and a larger covered terrace suitable for outdoor dining. Although the property would benefit from a comprehensive renovation, the existing layout offers plenty of scope to create a home tailored to individual tastes and requirements. Why We Love It The location is a real highlight. Kings and Queens is a prestigious and well-established address, and being close to the river gives the property a peaceful setting with lovely green views. We love the potential of the enclosed terrace, with its exposed wooden beams and natural light. With some updating, this could become a fantastic additional living space. The variety ■of ■outdoor ■areas ■is another ■standout ■feature. ■From ■the ■open terrace ■overlooking ■the greenery ■to ■the larger ■covered ■entertaining ■space, ■there is plenty ■of ■opportunity ■to ■create ■something ■special.

■■■■■■

■■■■■■■■	R5539201	■■■ ■■■■■■■■	■■■■■■■■■■■■
■■■■■■■	■■■■■■■	■■■■	1 195 000 €
■■■■■■■■	3	■■■■■■■	2
■■■■■■■■	300 m²	■■■■■■■■	44 m²
■■■■■■■■	140 m²	■■■■■■■■■	■■ ■■■■■■■■

■■■■■■■■■■■■■■■■■■

■■■■■■■■, ■■■■■■■■■■■■, ■■■■■■■■ ■■■