# Townhouse in Sotogrande Alto

## €850,000

Sotogrande Alto, Sotogrande Alto, Cádiz

Bedrooms: 4 | Bathrooms: 4 | Plot: 90 m² | Built: 320 m²









## Overview

This impressive four-bedroom town house is found in the sought-after area of Almenara, Sotogrande Alto, in Cadiz. It stands out for its amazing front line golf position, giving you fantastic views of the countryside, the golf course, and even the mountains. The property is part of a gated community, so it's safe and private, and it's also really close to shops, schools, playgrounds, the beach, and transport links, making it ideal for families or anyone who wants everything nearby.

Inside, the house is spacious with 320m² built and 240m² of interior space, plus a 90m² plot. There are four bedrooms and four bathrooms, two of which are en-suite, as well as a guest toilet and a separate guest apartment. The living areas are bright and comfortable, featuring a large living room with a cosy fireplace, a separate dining

room, and an office room for working from home. The kitchen is fully fitted and equipped, with an open plan layout, a handy utility room, and a laundry room. There’s also marble flooring, underfloor heating throughout, air conditioning, gas heating, and fitted wardrobes in the bedrooms.

The house is perfect for relaxing and entertaining, with a private terrace, both covered and uncovered areas, a barbecue, a ground floor patio, a balcony, and glass doors letting in lots of natural light. There’s also a private garage, automatic irrigation system for the garden, satellite TV, high-speed fibre optic internet, and Wi-Fi. You can enjoy beautiful views of the garden, pool, countryside, and golf course from different spots around the house. Pets are allowed too, and optional furniture means you can move straight in if you want.

Security is top-notch with 24-hour service, video entrance, and the gated community. The property is in excellent condition and is fully furnished, so you don’t need to worry about a thing. Whether you want to be close to the golf, beach, shops, port, or town, this town house offers the perfect mix of comfort, convenience, and style in one of Sotogrande's best areas.

## Amenities

Setting: Frontline Golf, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools

Orientation: South West Orientation

Condition: Excellent Condition

Climate Control: Air Conditioning, Fireplace, U/F Heating

Views: Golf Views, Country Views, Garden Views, Pool Views

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, WiFi, Guest Apartment, Utility Room, Ensuite Bathroom, Marble Flooring, Barbeque, Fiber Optic

Furniture: Fully Furnished, Optional Furniture

Kitchen: Partially Fitted Kitchen, Kitchen-Lounge

Security: Gated Complex, Entry Phone, 24 Hour Security

Parking: Private Parking

Category: Golf

## Contact

**Purcell Properties**
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5143378_townhouse-sotogrande-alto/