

# HILLS PROPERTIES

OPENING DOORS FOR YOU

**SOTOGRANDE**

**Ref: HS1001**



## AT A GLANCE

- Spacious living areas
- Beautiful gardens
- Exclusive location
- Two plots
- Indoor/outdoor pool
- Guest/maid quarters
- 5 double garages
- Petrol pumps
- Fully refurbished

## SPECIFICATIONS

|               |                    |
|---------------|--------------------|
| Beds:         | 8                  |
| Baths:        | 9                  |
| Pool:         | Private            |
| Condition:    | Refurbished        |
| Parking:      | Lock Up Garage     |
| Terrace area: | 5017m <sup>2</sup> |
| Living Area   | 1000m <sup>2</sup> |

## DESCRIPTION

Mansion in a privileged location within Sotogrande Bajo, close to the polo grounds. Comprising eleven bedrooms (including staff/guest rooms) and nine bathrooms, the property enjoys c.1,000sqm of living area and is situated on two plots (totalling 5,017sqm). The accommodation comprises of: Entrance hall with cloakroom, study with spiral staircase to three bedrooms and a shared bathroom, large lounge/dining area with access to the covered terrace and heated indoor swimming pool. Separate formal dining room, TV/film room, full gymnasium room and further maid's bedroom and separate shower room. Superb luxury fitted kitchen with Central Island and separate 'industrial' style kitchen. Maid's/guest bedroom and separate bathroom next to the kitchen. The large master bedroom has access to the terrace and a large en-suite bathroom with separate shower. A further guest bedroom with en-suite bathroom. External access to a guest apartment comprising of: Lounge, bedroom, bathroom and kitchen. There are 2 other separate guest/maid's accommodations comprising of: 2 bedrooms with en-suite bathrooms, one with living/dining room and open plan 'American' style kitchen. Also 5 double garages, car wash, petrol pumps with both diesel and unleaded fuel, 10 dog kennels and sanitary room. The large illuminated garden with olive trees has a BBQ area, summer kitchen and swimming pool. 3 x satellite TV systems, hot/cold air conditioning, marble floors, separate laundry room with drying patio and alarm system connected to the main guardhouse.

# HILLS PROPERTIES

---

OPENING DOORS FOR YOU

**4,000,000€**

Whilst every effort is made to ensure the accuracy of information, no guarantee is expressed or implied and no representations or warranties are made as to such accuracy, which may be subject to errors, omissions, price changes, prior sale and withdrawal without notice.