



## Villa in Sotogrande

Ref: L171-00114P

Bathrooms: 8 Bedrooms: 7

Plot m<sup>2</sup>: 4078 Terrace m<sup>2</sup>: 42

Casa Del Río is an exceptional property situated not only in the most desirable part of Sotogrande but is uniquely placed on the banks of the River Guadiaro. The garden enjoys some 30 metres of river frontage with direct access to the water, a small jetty and faces onto a small island. This island is a protected Bird Sanctuary which affords the property excellent privacy and views. The house is well set back from Paseo Del Parque where electrically operated gates access a drive through mature palm trees. The house is entered via an Andalusian style courtyard and opens into a large hall with a sweeping staircase (44m<sup>2</sup>) on either side.

Directly ahead is the main living room which leads onto a beautiful dining room and separate seating area (112m<sup>2</sup>). These rooms are divided by arches and do no...

- Air conditioning
- Central heating
- Dining room
- Fireplace
- Fully fitted kitchen
- Guest toilet
- Kitchen equipped
- Living room
- Private terrace
- Storage room
- Utility room

**12.000 € per month - (long term)**

**10.000 € per week - (short term)**