

## 5 BEDROOM VILLA

€1,450,000.00





## About

On the **ground floor**, the property features a living room and dining room with fireplace, offering direct access and extension to the terrace, garden, and swimming pool, with 60 m<sup>2</sup>. The fully equipped kitchen has 27 m<sup>2</sup>. This floor also includes a 30 m<sup>2</sup> terrace, a barbecue area, and a social toilet.

The **outdoor area** offers a garden, swimming pool, a lounge/bar support area, and a storage room.

On the **1st floor**, there is a TV room and office with 20 m<sup>2</sup>, a master suite with closet 23 m<sup>2</sup>, and 3 additional en-suite bedrooms. The property also includes a garage for 1 car with a laundry area. The attic and additional en-suite bedroom.

The property is equipped with gas central heating, fireplace, automatic garage door, and double video intercom. All suites include built-in closets. It is fully equipped and furnished, with several custom-designed furniture pieces tailored to the space; the furniture may also be sold. The registered areas do not reflect the current layout of the property.

## Characteristics

**Status** - New

**Type** - House

**Type** - T5

**No. of Bedrooms** - 5

**No. of WCs** - 6

**Construction Area** - 251m<sup>2</sup>

**Year of Construction** - 1959

## Amenities

Fully equipped kitchen

Garage

Laundry

Swimming pool

Fireplace

Terrace

Garden

Office/Library

Central Heating

## Energy efficiency



Energy Rating is an index of thermal performance of a building, indicating the levels of heating and cooling in winter and summer buildings that achieve energy rating A or B are more comfortable to live in and have lower energy bills.