



### Mediterranean villa with sea views

This very well maintained and sunny Mediterranean villa with swimming pool and garden is located on a plot of 760m<sup>2</sup> in a popular residential area, just few minutes away from the sea and the city center. Living area 287m<sup>2</sup>, two separate guest apartments with 1 and 2 bedrooms and bathrooms, 2 elegant kitchens and 2 lounge-dining rooms, as well as various terraces. Very good equipment! Real paradise!

<b>Ground area m<sup>2</sup></b>	760
<b>Constructed area m<sup>2</sup></b>	287
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>open Terrace m<sup>2</sup></b>	75
<b>covered Terrace m<sup>2</sup></b>	25
<b>Location/features</b>	Energy Performance Certificates E , Mediterranean style, southwest-facing, panorama and sea views
<b>Inside fittings</b>	central heating, air-conditioning h/c, double-glazing windows, terracotta flooring, fireplace, utility room, fitted kitchen with electrical appliances
<b>Outside fittings</b>	pool, garden with automatic irrigation
<b>Infrastructure</b>	distance to the next golf course less than 10 km, distance to the next beach less than 1 km, distance to the next marina less than 10 km
<b>Price</b>	<b>2.100.000€</b>



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