

**Real estate agency**

**Villa - cod.1558 - Seccheto price 1.480.000,00 euro**

Wonderful luxury villa on two levels and surrounded by 1000 square meters of partially paved garden with attention to the smallest details. The villa was completely and finely restored about 15 years ago, all with prestigious and high quality materials, which give a particular charm to the property. Internally it consists of an entrance hall with a dining area with large and bright windows overlooking the sea, a sitting area, a kitchen with a technical room and a laundry room, a double bedroom with private bathroom. On the first floor, which is accessed via a comfortable staircase that rotates around the wood stove, there are two spacious bedrooms both with their own independent bathroom. The structure is made of wooden beams and exposed beads, with large high ceilings that give brightness and air to every room.

The property is equipped with a heating system with radiators, and each room is also equipped with a split for hot / cold air conditioning. From one of the bedrooms, a hallway connects the main building to the newly built annexe. The dependance, with independent access also from the garden, consists of a large bedroom with spacious master bathroom and wardrobe, also equipped with heating and air conditioning.

The property is sold with most of the furniture present, all of excellent quality. The surface of the main building is 192 square meters, plus an annex of 43 square meters on the first floor and a storage room with a bathroom measuring approximately 24 square meters.

Inside the appurtenant garden there are also two comfortable covered parking spaces and large covered and equipped areas for outdoor dining, with an enchanting sea view.

The property includes 6500 square meters of agricultural land surrounding the property, which is also completely fenced and planted with fruit and olive trees, all with recently built stone terraces, and irrigation system for all plants. The sunny area not far from the sea is ideal for those who love tranquility.

**characteristics**

Code	1558
Typology	Villa
Surface (sqm)	260
Garden	yes
Garden (sqm)	7500
Terrace/Balcony	yes
N. bedrooms	4
N. bathrooms	5
Heating	yes
Distance sea	mt
Sea view	yes
Parking space/Box	yes
Energetic class	175 KWh/Mqa - G



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