



## "VILLA PORTO CERVO, SARDINIA"

VILLA / 250 SQ.M / 6 ROOMS / EMBRACING SEA VIEW / 2 HEATED SWIMMING-POOL

### VILLA 6 ROOM, 250M<sup>2</sup>, PORTO CERVO

Villa Lu Riu is a prestige residence in Porto cervo, one of the most exclusive part of Sardinia's Costa Smeralda.

The villa enjoys an excellent panorama overlooking the sea and a perfect position to reach the center of Porto cervo, its beaches and also the most important locations of Costa Smeralda.

The property is surrounded by charming grounds featuring rockery and typical Mediterranean vegetation, and by a planted and flowered garden of 1.240 sq.m. Its offers 2 swimming-pools, including one hydro-massage pool.

This beautiful house is about 250 sq.m and consists of a large living/dining room, fully furnished kitchen, 5 bedrooms, 4 bathrooms, 3 covered verandas with 2 barbecue chimneys. Has been presented a project to enlarge the house of 30 sq.m more.

The villa has a caretaker and a covered parking and is sold fully furnished.

Composition of the property:

- 5 Bedrooms
- 4 bathrooms
- Furnished kitchen
- 2 Swimming-pools overlooking the sea
- Jacuzzi tub
- Barbecue area



PRICE	2,500,000 €
TYPE	SALE
NUMBER OF ROOMS	6
NUMBER OF BEDROOMS	5
TOTAL AREA	250M <sup>2</sup>
LIVING AREA	250M <sup>2</sup>
GROUND AREA	1240.00M <sup>2</sup>
AVAILABILITY	-
PARKING	0
CELLAR	0
<b>INT1513</b>	

INTERNATIONAL













