



## **Villa for Sale in Arzachena**

### **Porto Cervo**

### **Confidential Negotiation**

### **Ref. CBI096-0-PC30291RP**



**250 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10**

This charming villa, located in the renowned Porto Cervo area of Arzachena, is a true oasis of luxury and comfort.

Built in 2005, it presents a current state free from the deed, guaranteeing a problem-free transaction and without having to wait long times.

It is spread over a single floor, the ground floor, with a total area of 250 square meters, divided into 10 rooms, including 5 bedrooms and 5 bathrooms.

The villa has been maintained with care and attention, presenting an excellent state of conservation, ready to welcome the new owners without the need for any intervention.

It is also fully furnished, with high quality furniture and design, giving it an elegant and refined atmosphere.

The kitchen is equipped with a practical kitchenette, ideal for preparing tasty meals to be enjoyed on the balcony or terrace, both present and offering a breathtaking view of the villa's private garden.

The property also includes a comfortable double garage and two covered parking spaces, as well as an uncovered parking space for guests.

For maximum comfort, the villa is equipped with an independent heating system.

Living in this magnificent villa means enjoying privacy, tranquility and all the comforts and conveniences that only a luxury residence can offer.



## Certification

Energy Class: G

## Property Informations

**Address:** Pevero Golf

**Zip Code:** 7021

**Bedrooms:** 5

**Bathrooms:** 5

**Rooms:** 10

**Internal condition:** Excellent

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**Floor:** Ground Floor

**Parking space:** Covered

**Date of construction:** 2005

**Current Status:** Free at the deed

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea distance:** 2.000 meter

**Kitchen:** Kitchenette

**Garage:** Double





#### Porto Cervo

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