

# EXCEPTIONAL PROPERTY SALERNES 7 BEDROOMS

Price : € 1.942.500



**Rooms :** 26  
**Land Area :** 3000m<sup>2</sup>

**Sqft :** 473.96 m<sup>2</sup>  
**Reference ID :** 2225 / 2225

**Type :** House

Discover this exceptional property. a true haven of peace on a 3.000 m<sup>2</sup> plot. ideal for those seeking tranquility.

With its 5 spacious bedrooms and 2 independent apartments. this villa is perfect for a large family or for generating rental income. Enjoy the 10x4 m chlorine-treated swimming pool and its pool house. ideal for breakfasts in the sun. equipped with a kitchen. toilet. and reversible air conditioning.

The private section features elegant travertine floors and bright living spaces: an office. a cozy kitchen. a master suite with a shower room. and a living room with a pellet stove. Relax on the 220 m<sup>2</sup> terrace or play pétanque in your garden.

The rental section includes 2 bedrooms with shower rooms and toilets, fitted kitchen and one bedroom with dressing, and an apartment type large studio with a separate corner for living room. a bedroom , bathroom and toilet!

This villa is fully fenced, has a carport, an electric gate. and fiber optics. Don't miss this unique opportunity. contact us!  
Possibility to be sold partially furnished!

**Features :**

SAS astrid segaar immobilier  
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IBAN : FR76 1460 7003 8760 1217 2279 814  
BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

Water softener

Air-conditioning

Fireplace

Double glazing

Internet

Furnished

Car port

Outdoor lighting

Bowling green

Swimming pool

**Area`s:**

1 Pool house

1 Land

**Nearby:**

Bus

Shops

Town centre

Doctor

Public parking

Supermarket

Public pool

Secondary school

Lake

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

Land Value Tax : 6.700 € / year

Energy - Conventional consumption : 109 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 4 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://astridsegaar-realestate.com/listing/exceptional-property-salernes-7-bedrooms-85900965>