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LLAFRANC-VILLA OF 644M2-14 BEDROOMS

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SELLING PRICE : 4 500 000 €

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CARRER DEL MESTRE NICOLAU, 2  
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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

Exclusive property for sale in Llafranc 5 minutes walk from the beach.

This property consists of three houses located on a plot of 2,748 m<sup>2</sup>, ideal for a large family or to enjoy the company of totally independent guests. These three houses share a beautiful garden with abundant vegetation and a large private swimming pool. The privacy is total and absolute and the views over the bay of Llafranc are very pleasant.

The main house is the largest and has a cozy porch. In the day area we find a TV room with fireplace, a spacious living room with direct access to the garden and a stately dining room to comfortably gather a large group of diners. This is followed by a large kitchen with central island and office area, a large pantry and laundry room, courtesy toilets, a large master suite with fireplace and a large bathroom and dressing room, an Andalusian-style interior patio, and a bathroom. service. a space with a bedroom and a bathroom.

The upper floor of the main house houses 2 full suites with their respective bathrooms and two bedrooms which share a full bathroom.

Large underground garage above which there is a large games and billiard room and a courtesy toilet. The main house has access to the large garden and swimming pool.

On the other side of the main house, in the garden, there is a large porch that gives us access to a very practical and comfortable second house with very nice views of the garden and the swimming pool. It comprises: entrance hall, large living room with fireplace with access to the terrace with view, kitchen, laundry room and four bedrooms.

In the corner at the end of the garden we find the third house, isolated and with total privacy and which has a magnificent covered terrace, a large living room, a kitchen and four bedrooms with two bathrooms.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	644 m <sup>2</sup>
Land area (m <sup>2</sup> ) :	2,748 m <sup>2</sup>	Bedrooms :	14	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	G	Energy consumption :	kWh/m <sup>2</sup> 423.0	Gaz consumption :	kg éqCO <sub>2</sub> /m <sup>2</sup> 109 .00
Number of lots :	-				

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