



## VILLA FOR SALE - PORTO CERVO LISCIA DI VACCA

PROPERTY CODE: LV-451

Bedrooms: 11

Bathrooms: 11

Staff Bedrooms: 1

Staff Bathrooms: 1

## DESCRIPTION

The villa is superbly placed into the landscape. It consists of a large hall, living- dining room, two patios, nine double bedrooms, including master bedroom, all with dedicated bathrooms. Most of the bedrooms have their direct access to the garden. Total living space is 930 m<sup>2</sup> - the villa is approximately 850 m<sup>2</sup>, while the dependance is approximately 80 m<sup>2</sup>. The dependance (guest house) includes two double bedrooms, two bathrooms and a kitchenette. The service area is properly sized to manage large groups, and it includes washrooms, kitchen, pantry, storage, cellar and a large laundry room. In a lower level, with an independent access, there is a housekeepers' flat with one bedroom, living room, kitchenette and bathroom. A large seawater swimming pool and the BBQ area is positioned between the villa and the beach. There is a tennis court with synthetic grass, also suitable for a variety of ball games, an outdoor bowling ("bocce") court, a mini football field (natural grass), a sand pit for children, and a concession for 2 buoys just in front of the property (from Demanio). The caretakers house is detached from the main buildings. Purpose built service-staff parking and access. Centralized air conditioning for the main villa, storage facilities, including one by the beach, water reservoirs (separate for house and garden), two natural wells, and a sewage cleaning plant.







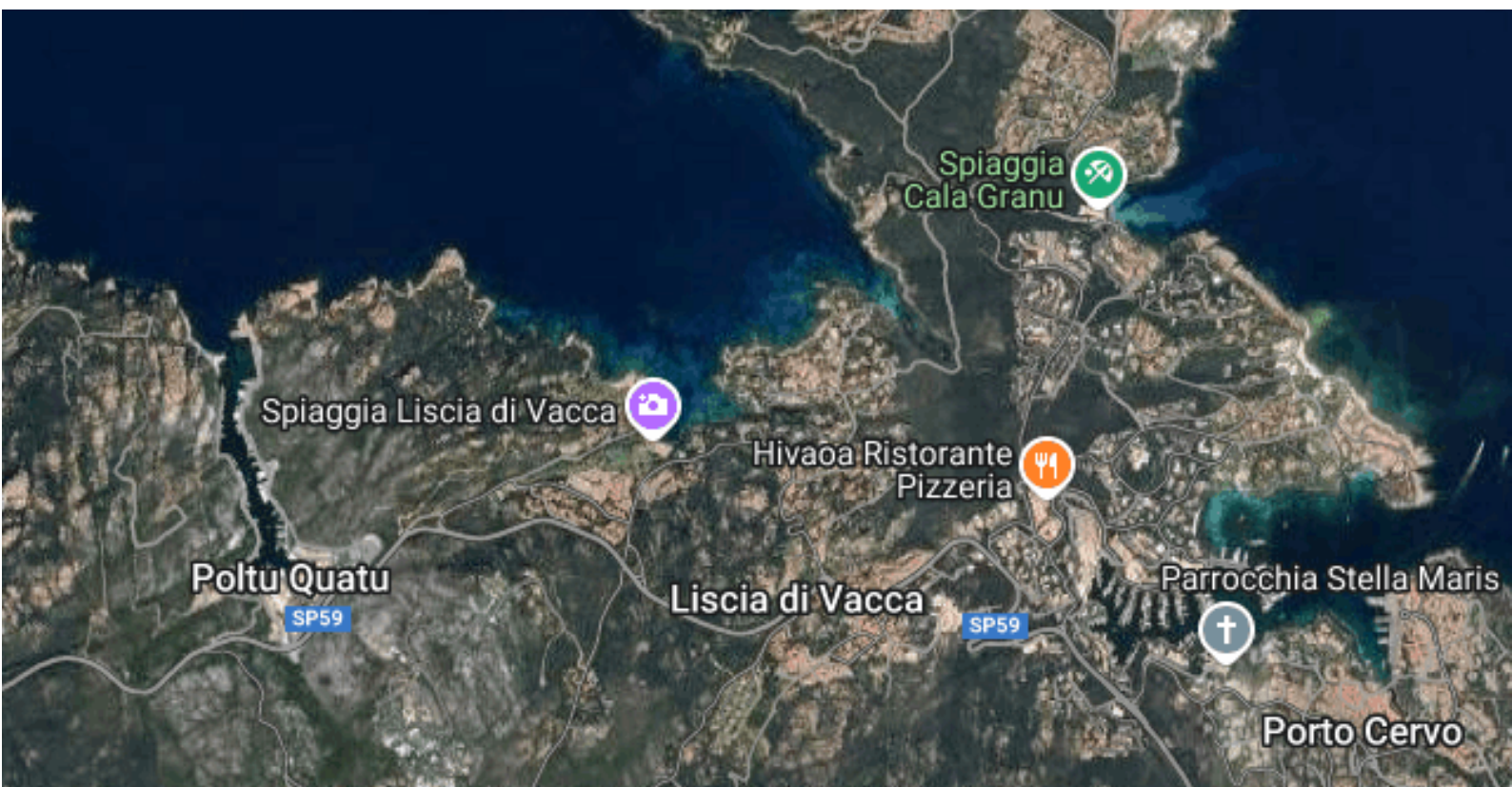






# SATELLITE VIEW OF THE AREA

The property presented in this brochure can be found in the area depicted in this satellite picture. For privacy reasons we do not indicate the exact point on the map. Contact us for more information.



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