

**Bradenton**  
Reference 060014



## Awesome villa by the Manatee River

|                |                    |                     |                       |
|----------------|--------------------|---------------------|-----------------------|
| living space:  | 957 m <sup>2</sup> | energy certificate: | in process            |
| bedrooms:      | 5                  |                     |                       |
| bathrooms:     | 7                  |                     |                       |
| sea view:      | ✓                  |                     |                       |
| swimming pool: | ✓                  | <b>price:</b>       | <b>\$ 8,863,100.-</b> |



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**Details:**

This magnificent property on the beautiful Manatee River is a paradise on the west coast of Florida.

The two-story villa has an area of approx 957 m<sup>2</sup> (about 10 301 sq ft) and offers five bedrooms, seven bathrooms, a large lounge, a stylish kitchen and a separate dining room.

Outside there is a large pool, an outdoor kitchen, a barbecue area and beautiful garden areas with a rich variety of plants.

Presented by Achim Triebel.

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### Location & surrounding area:

Bradenton is a city in southwest Florida, about 45 km (28 miles) south of Tampa.

The town was named after its first settler, Joseph Braden. The sugar planter built here in 1854 an impressive manor house.

The climate is mild and warm with a breeze from the sea. The highest temperatures are from May to October, with up to 31 °C (90 °F). The "coldest" months are December to February with an average of 12 °C (50 °F).

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Kitchen



Elegant stairway



Dining room



Pool by the water

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.