

**Bradenton**  
Reference 060018



## Prestigious villa on the Manatee River

|               |                       |                     |                |
|---------------|-----------------------|---------------------|----------------|
| living space: | 826 m <sup>2</sup>    | swimming pool:      | ✓              |
| plot area:    | 40.000 m <sup>2</sup> | energy certificate: | in process     |
| bedrooms:     | 4                     |                     |                |
| bathrooms:    | 4                     |                     |                |
| sea view:     | ✓                     | price:              | \$ 4,253,200.- |



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### Details:

This magnificent villa on the Manatee River offers absolute privacy on a spacious plot with stunning water views.

On a living space of approximately 826 m<sup>2</sup> (about 8890 sq ft) this luxury property has four bedrooms, four bathrooms, a large, elegant lounge, a fully equipped kitchen and a separate dining room. Of course, the entire property is equipped with air-conditioning and central heating.

The plot has an area of approximately 40,000 m<sup>2</sup> (about 430 556 sq ft) and offers various terraces, a fully screened outdoor living area with pool, spa and summer kitchen, a barbecue area, lush plantings, an irrigation system and a garage.

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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Elegant kitchen



Bedroom



Exterior view



Pool

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.