

**Bradenton**  
Reference 060035



## Elegant luxury villa at the golf course

living space:	666 m <sup>2</sup>	swimming pool:	✓
plot area:	4.270 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	4		
sea view:	-	<b>price:</b>	<b>\$ 3,144,700.-</b>



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**Details:**

Superb luxury villa at one of the top golf courses in Florida with beautiful views to the lake.

The property offers four bedrooms, four bathrooms, a fully equipped kitchen, an elegant lounge, a recreation room and a study. The living area is approximately 666 m<sup>2</sup> (7174 sq ft) and the plot measures approximately 4270 m<sup>2</sup> (about 45 967 sq ft). The rooms have fine marble and wooden floors and are equipped with air conditioning and central heating. Other features include: pool, garage, walk-in closets, bath with whirlpool, separate guest suite, fireplace, elegant exterior lounge, and much more.

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 living room



Study



Exclusive bedroom



Media room

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.