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699.000€



**\*Exceptional Newly-Built Villa for Sale\*** This exquisite villa, recently completed and available due to the owner's relocation, represents a unique opportunity for discerning buyers seeking a harmonious blend of luxury and nature. **\*Architectural Design and Enhancements\***: •Prime Location: Nestled at the base of a hill, the villa offers unobstructed views of the surrounding natural landscape and direct access to picturesque mountain trails. •Upgraded Features: The property has been enhanced with several premium upgrades beyond the standard model, including: •18 Solar Panels (10 kW) for sustainable energy •Electric Vehicle Charger •Remote-Controlled Electric Gate •Driveway accommodating up to 4 vehicles •Expansive 60-square-meter terrace with panoramic mountain views •Saltwater Pool System for a healthier swimming experience •Integrated Outdoor Shower •Whole-Villa Calcium Water Filter •Additional Lounge Windows to maximize mountain views •Upgraded Kitchen Appliances: Fridge, Oven, Hob, Microwave, and Dishwasher •Bluetooth-Controlled Air Conditioning •Air Ventilation System in Utility Areas, Kitchen, and Bathroom •Bluetooth-Controlled Underfloor Heating in Lounge and Four Bathroom •Comprehensive Fibre Internet Coverage with Ethernet Ports in All Rooms (excluding bathrooms and hallways) •Remote-Controlled LED Lighting with Multi-Coloured and Flashing Options in Kitchen, Lounge, and Hallway •LED Lighting Throughout the Villa •LED Mirrors in all three en-suite bathrooms •Additional Storage Solutions: Extra wardrobes near the front door and an additional 3.5 meters of storage in the hallway •Gourmet Kitchen featuring a Waterfall Island with extended marble splashback **\*Living Experience\***: •Natural Integration: The villa is thoughtfully designed to blend seamlessly with its natural surroundings. Enjoy the serenity of the expansive, south-facing garden and terraces, which offer a tranquil space to appreciate the surrounding beauty. Large glass windows throughout the property ensure that the stunning views are visible from every room, while the landscaped garden provides easy access from various areas of the home. •Privacy and Tranquillity: The villa provides an open, fresh, and vibrant living environment. The garden offers a mountaintop sensation, yet maintains complete privacy for a peaceful retreat. •Eco-Friendly Design: Built with an emphasis on environmental harmony, the villa features partial natural stone walls that enhance its warm character.

 3 chambres	 4 salles de bains	 168m <sup>2</sup> Taille de construction
 608m <sup>2</sup> Taille de la parcelle	 Piscine	 One-floor
 Level plot	 street parking	 Disabled access
 Off Road Parking	 driveway	 Broadband Internet
 Underfloor heating	 Central Heating	 Air conditioning
 countryside views	 mountain views	 Near hospital
 Near Schools	 Near Golf	 Near airport
 Near city	 Near town	 Character

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