

**Bradenton**  
Reference 060105



Wonderful villa with large garden and heated pool directly on the ocean in Bradenton

living space:	530 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	4		
sea view:	✓		
swimming pool:	✓	<b>price:</b>	<b>\$ 2,597,700.-</b>



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### Details:

This impressive villa in Bradenton is on two floors and has a floor space of approx. 5,713 sq ft.

About the entrance area, which is equipped with two columns, you enter the spacious open lobby, which also has plenty of columns. From there you enter the large open living area. This has large two-story windows facing the water and a high quality fireplace. The open kitchen of the villa offers everything a gourmet is seeking for. It is fully equipped with all technical equipment. Furthermore, it has large fitted high quality walnut wood wardrobes as well as granite countertops. In addition, the island unit offers a gas hob with extractor hood. Not least, the kitchen has a separate coffee area, a pantry and two kitchen sinks. Adjoining the kitchen you enter to the open dining area which has a breakfast area/bar.

Besides its own library of the villa, which is equipped with beautiful built-in book shelves, the villa also has four bedrooms, each with an en suite bathroom. The bedrooms are very spacious and also offer large windows. The bathrooms have a spacious as well as covered balcony. All bathrooms are very modern. They all have a large bathtub, a shower as well as double basins with a large mirror front.

The outdoor area offers stunning views directly over the water. Surrounded by large palm trees the property is featured with large grassed areas. On the water side the villa offers a lighted, large as well as heated swimming pool with a spacious terrace area.

Other advantages of the villa are three garage spaces and a breathtaking atmosphere of comfort.

Facilities: The villa is in very good condition (Year built 2005). It is equipped with marble floor and has ceiling fans as well as impact doors and windows.

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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Bright open living area



Large kitchen



Wonderful bedroom



Heated pool with terrace

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.