

# Italy

## Porto Cervo, Sardinia

Ref IVT24

- 4 AIR CONDITIONED BEDROOMS
- 4 BATHROOMS
- 8 METRE SWIMMING POOL
- BEAUTIFUL SEA VIEWS
- 300 METRES FROM BEACH



This luxurious modern 4 bedroom family villa is a brand new construction, boasting a panoramic and stunning position overlooking the sea just 800 metres from Porto Cervo Marina. It is situated at the front of a new villa development at Cala Granu, has private parking and is surrounded by lawns interspersed with Mediterranean plants and an ancient olive tree.

The interiors are bright, modern and very stylish with handcrafted iron hand rails, feature tiling and, in the living room, a traditional wooden ceiling. The ground floor comprises the open plan living room with large, comfortable sofas and TV with satellite channels. An arch leads into the dining area with a large round table seating up to 8 guests on lovely wrought iron chairs. Doors open onto the pool terrace, covered seating area with couches and gardens from both of these rooms. Behind the dining area is the open plan, fully equipped kitchen with large American fridge freezer.

All of the bedrooms are accessed by stairs from the living room. On the first floor is the master with a twin/double bed and en suite shower room. The remaining bedrooms are on the lower ground floor and comprise a king size with en suite shower room and two twins, also with en suite shower rooms. Please note that the twin bedrooms, due to their lower position, have small windows and we would suggest that these are suitable for children.

The 8 metre swimming pool is at the front of the villa and has sun loungers and views to the sea and to the side of the villa is a huge built in barbecue.

This is an ideal family villa and just opposite is the Colonna Beach Hotel with restaurant, spa, large swimming pools and beach which villa guests can access.

