



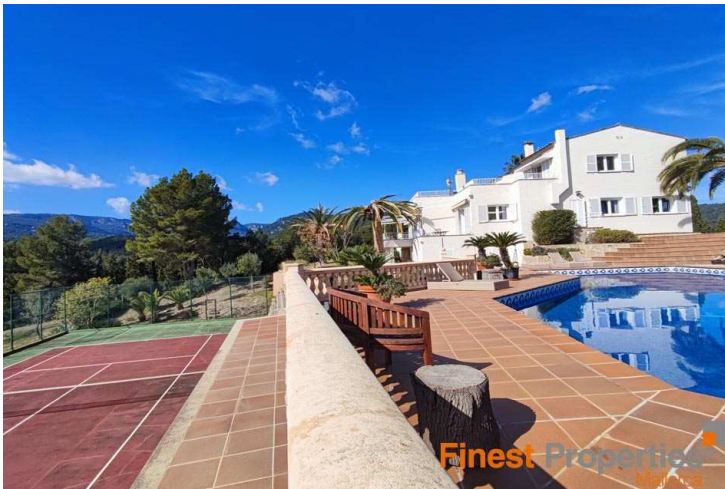
Single-family house with resident apartment and tennis court in Establiments for rent

Location:	Establiments
Plot:	10.000 m ²
Living space:	1.000 m ²
Bedrooms:	7
Bathrooms:	7
Energy Rating:	in process
Price:	6.800 €

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The villa stands on a plot of approximately 10,000m² with panoramic views and a secluded pool area. The villa offers approximately 1000m² of constructed area (approx. 600m² of living space), which is spread over 3 floors, and has the following distribution: entrance on the ground floor with hallway and interior patio, 2 living rooms, 1 dining room, kitchen with utility room and 1 office room and a guest toilet. On the 1st floor there are 4 bedrooms, 3 bathrooms (1 of which is en suite) and a dressing room. All bedrooms have access to a terrace. In the basement with access to the pool there is another apartment (approx. 55m² with living-dining room and kitchenette, 1 bathroom and 1 bedroom. Outside there is a large pool with sunbathing terraces, a barbecue area, a tennis court and a landscaped Mediterranean garden. From all of them Terraces have a fantastic panoramic view. The equipment includes double-glazed windows, some with electric underfloor heating, some with infrared ceiling heating and air conditioning split devices w/c in all rooms. A deep well supplies the house and garden with water. The monthly rent is €6,800 plus €1,100 for Garden and pool maintenance per month, without frurniture. The rental deposit is 2 months' rent. The broker's fee is 1.5 times one month's rent. The villa is currently being renovated and is available on April 1st. Minimum rental period 1 year.

No commission for the buyer.

Mistakes and intermediate sales reserved.

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