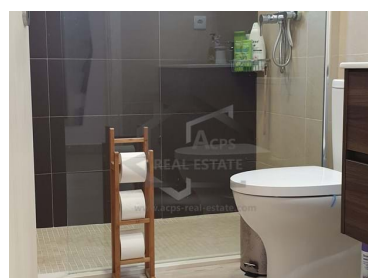
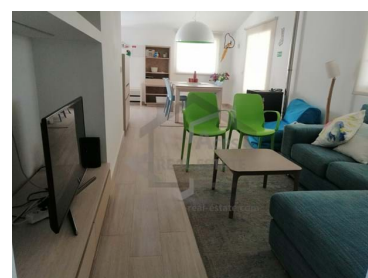




## Vau - Villa



**4**  
Bedrooms

**2**  
Bathrooms

**125**  
Area (m<sup>2</sup>)

**210**  
Land Area (m<sup>2</sup>)

**395 000 €**  
(EUR €)

## Spectacular Beachfront 3+1 Bedroom Villa with Annex and Stunning Views

Imagine living in a picturesque fishing village where the sea and lagoon meet, in this spectacular 3+1 bedroom villa with a unique location just 100 meters from the beach. This beautifully remodeled villa offers an open-space living room and kitchen, three spacious bedrooms, and a bathroom.

For added versatility, the property includes a T0 annex with a private bathroom, perfect for guests or as additional rental income. The south-facing terrace offers breathtaking views of the lagoon and sea, providing the perfect setting for relaxation and alfresco dining.

The villa is located in the charming village of B. Sucesso, where all day-to-day services, including a café, restaurant, and minimarket, are within walking distance. With recent renovations, the property is



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AMI 12086

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



in excellent condition and can be sold fully furnished and equipped, making it a turnkey solution for your dream home or investment property.

Additionally, the property comes with an active A.L. license, perfect for those looking to generate income through short-term rentals. Private parking, exclusive to residents, ensures convenience and peace of mind.

Contact us today to schedule a visit and explore the endless possibilities of owning a villa in this rare and sought-after location!

### Property Particulars:

Property Type: Villa  
Bedrooms: 4 (3 in the main house + 1 in the annex)  
Bathrooms: 2  
Plot Size: 210 m<sup>2</sup>  
Build Size: 125 m<sup>2</sup>  
Year of Construction:  
Views: Lagoon and Sea  
Airport:  
Beach: 100 meters  
Shopping: Nearby café, restaurant, and minimarket  
Energy Rating: B-  
Price: €395,000.00

## Property Features

- BBQ
- South Facing
- House with Annex
- Energetic certification: B-
- Sea Views



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