



### Villa on the first line sea

Montenegro, Bar riviera

<b>Price:</b>	<b>€ 1 250 000</b>
<b>Object type</b>	House, Mansion, castle, estate, Investment project, Commercial apartment building
<b>Market</b>	Resale
<b>Bedrooms</b>	4
<b>Area</b>	497 кв.м m2
<b>Category</b>	For sale



On the very shore of the Adriatic Sea, 8 km. from the city of Bar built a villa with a total area of 497 m2. The edge of the terrace on the first floor is located 10 meters from the water and 25 meters from a small pebble beach, which leads to a convenient descent. The area is surrounded by a high stone fence with a wrought-iron frame, which creates a feeling of privacy and coziness in a small garden with palm trees, tangerine, and lemon trees, as well as kumkuat.

The villa consists of two parts - the main master's building, and a part for employees (or guests) with a separate entrance, where there is a one-room apartment with its own kitchen, shower room, balcony and landscaped attic. The entrance to the large house begins with a wide stone staircase leading to a porch framed by columns. The massive double-leaf front door is trimmed with wood on a metal base. All wooden products are made and brought to order from Spain.

**On the first floor**, almost the entire volume of the premises is perceived as a single whole and at the same time clearly functionally distributed. This is a fireplace room with a large open fireplace in marble and granite, a white and green dining room with an oval glass table, and a large kitchen with an island, fully equipped with appliances for culinary exercises. The white dining room with one wall (made of glass) is completely connected with the terrace of the first floor, where there is a large round table, and where in the warm season in winter and all the time in summer, under the sound of the surf, you can have a good time with friends and family. In the same place, in a cozy corner, there is a soft sofa. Almost the entire terrace of the first floor is covered from the sun and rain by the canopy of the terrace of the second floor, based on white columns. A small pool of fresh water is right there, between the columns. Underwater lighting creates a unique effect in the evening. On the ground floor, there is also a TV room, with a video and audio system, a corner sofa, and floor-to-ceiling panoramic windows overlooking the sea and the garden. Nearby is a guest bathroom with a shower, finished with unpolished granite, with crystal lamps.

A semicircular spiral staircase leads to the **second floor**. Here is the master bedroom with a glazed wall and



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access to a terrace overlooking the sea. This bedroom has a private bathroom, finished with travertine (a type of marble). Also from the hall, doors lead to the second bedroom, an office, and a bathroom with a shower. Everything is furnished with solid Italian furniture, high quality and comfortable. There is a sofa in the office, which, if necessary, can be expanded, and arrange a bed for late guests. If there is no need for service personnel or security, then you can combine the whole house into one by adding a service (security) apartment along the plane of the second floor. Then the second floor will consist of three bedrooms, an office (another bedroom), three terraces and three bathrooms.

**Third floor.** Having passed along the same stairs upward you find yourself in a spacious hall. There is a 12 foot snooker table here. It was brought from Germany by special order and mounted by the master, taking into account all the subtleties of this aristocratic game. On the side is a table with green cloth for card games or solitaire. A huge room - almost a greenhouse under a semicircular roof, with columns trimmed with gray marble. Glass doors lead to an open third-floor terrace under the sun and stars. Here you can easily get rid of earthly thoughts, since the sea, and only the sea, occupies the observation space and there is a feeling of flight over this latitude of water. Immediately on the side, under the roof, there is a double bed with a canopy and curtains. It is a summer pleasure of relaxing over the sea with all the comforts. Without much visible effort, the third floor can be converted into two spacious bedrooms or divided into one bedroom and a room for playing billiards.

The whole house is equipped with air conditioners, in cold weather, water heating is installed in the floors. Boiler for water heating can run on gas, electricity or pellets.

Basement and garage - parking. Under the terrace of the first floor there is a large basement, with an additional area of about 30 m<sup>2</sup>, where the equipment for cleaning water in the pool is located, a large washing machine (another one in the bathroom on the second floor), racks for cans, hooks for fins and masks, a place for an inflatable boat, scuba gear and ski equipment (to the ski resort Kolasin 2.5 hours by car). Your car will be placed in an open parking garage, under the house.

The fence of the villa is illuminated by decorative lanterns. This is a house where you and your family can spend a wonderful time of your life - with the sea, the sun, in comfort and coziness. You can check in today - everything from the bed to forks and glasses is at your disposal.

The house is being sold furnished and with all equipment. The house has all the necessary documents. Around - a solid environment.

Home appliances, Internet, Fireplace / oven, Air conditioning, Furnishings, Heating

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