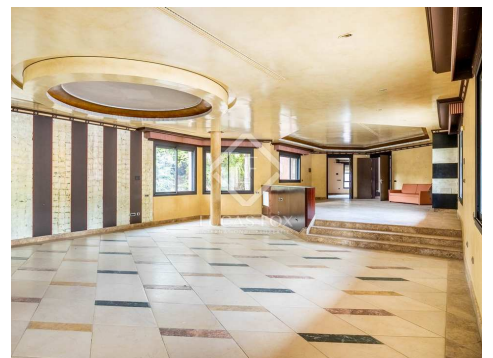
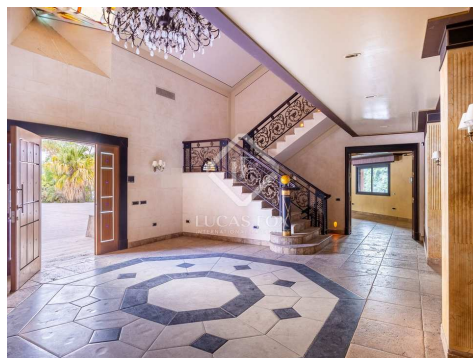


€2,360,000 House / Villa - For sale

Excellent 5 Bedroom house / villa with 2,494m² garden for sale in Sevilla, Spain

41703

5	10	1,735m²	3,334m²	153m²	2,494m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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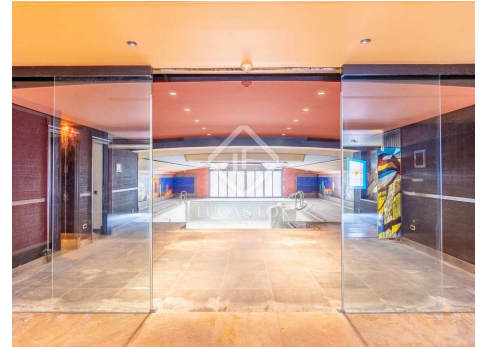
OVERVIEW

Exclusive and impressive villa of 1,735 m² on 3 floors, with a 2,494 m² garden and unique design and materials for sale in the La Motilla urbanization, Seville.

Lucas Fox Sevilla is pleased to exclusively present this impressive villa, unique due to its location and uniqueness. The main house is distributed over three floors plus one for facilities with a total of 1,735 m² built and with the best construction qualities and noble finishes. The plot has a total of 3,334 m², with a total of 2,494 m² in outdoor spaces such as a large paved central square as the main access and reception space for the house, a straw hut for celebrations, terraced fountains, a barbecue area and gardens with palm trees. and numerous tropical or autochthonous species. It enjoys a privileged location in one of the best urbanizations in the surroundings of Seville capital, La Motilla, for its private security, international schools, tranquility and exclusivity.

At the main entrance we are greeted by an exterior porch. Upon entering, we find a spacious double height hall with an imposing chandelier and an open gallery with access from a majestic main staircase. In front, it gives way to two rooms that can be an office, main dining room and winter room and in the left wing there is a spacious and bright living room with a fireplace on several levels, with access to the outside through a large covered porch, up to the garden and outdoor barbecue area. In the right wing, there is a courtesy dressing room, the elevator and the kitchen area. In addition, in this wing we find the service area with pantry, laundry room, bedroom, a living room with access to a porch and the secondary entrance where there are also some facilities and storage rooms. A large part of the right wing from the central square is used as a covered garage for 6 vehicles and a service toilet.

The upper floor is also divided into two wings. One of them is used as the master bedroom, which is very spacious with the possibility of distributing several rest areas, an office and a living room, and with access to a private terrace with views of the entire plot. It also has a dressing room and a complete bathroom with several shower areas and a Jacuzzi bathtub. In this area, there is another bedroom, which can be used as an office. The other wing offers two bedrooms and each one has a double room: a study area separated from the rest area, private bathrooms and at the back a private terrace for both bedrooms.



lucasfox.com/go/sva37153

Terrace, Swimming Pool,
 Indoor swimming pool,
 Heated swimming pool, Garden, Spa,
 Jacuzzi, Private garage, Gym, Lift, Vineyards,
 Natural light, Mosaic tile flooring,
 Marble flooring, Underfloor heating,
 Parking, Wheelchair access,
 Walk-in wardrobe, Utility room,
 Transport nearby, Storage room,
 Service lift, Service entrance, Security,
 Playroom, Heating, Fireplace,
 Double glazing, Domotic system,
 Chill out area, Central vacuum system,
 Built-in wardrobes, Balcony, Alarm,
 Air conditioning

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The semi-basement floor, despite its large proportions, enjoys natural light and direct ventilation, thanks to a large semi-circular rear patio, which descends to the semi-basement level and at the front, thanks to the large windows of the pool. On this floor are the recreation and spa areas: gym, heated wave pool, sauna, jacuzzi, disco, games room, wine cellar, as well as a large facilities room and storage room.

The large summer porch is located in the extensive garden, with its dining and chill-out area and barbecue, and also has a two-storey straw hut for celebrations. All this large outdoor garden space is ready to enjoy with family and friends.

As for the qualities, we can highlight the use of marble, ceramic flooring decorated with high-end borders and noble wood, stuccoed walls and ceilings, paper and interlining coatings as well as insulating and security enclosures, underfloor heating, air conditioning in all rooms and private infrared security circuit; all controlled by the latest technology in home automation.

In short, an ideal home for a family who wants to spend quality time and enjoy a privileged space both inside and outside their own plot.

Contact the Lucas Fox Seville team for more information or to request a visit.

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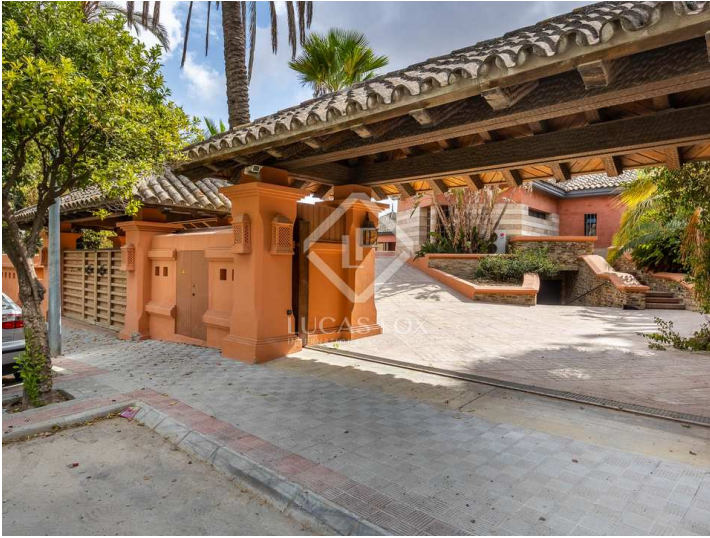
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