REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40123
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Snagov

House for Sale

CARACTERISTICS

- **AREA**: Snagov
- **Built surface**: 400 sqm
- **Land Surface**: 2600 sqm
- **No. of Bedrooms**: 5
- **No. of Rooms**: 6
- **No. of Bathrooms**: 4
- **Maximum height**: P









Layout

Designed as a single-level villa, the residence impresses with generous, light-filled spaces and wide openings that reveal spectacular views over the lake and to the forest.

Main house (250 sqm): 6 rooms – living room, 5 bedrooms, kitchen, 4 bathrooms;

Guest/administrative house (47 sqm): 2 rooms, kitchen and bathroom;

Wine cellar (23 sqm): temperature-controlled;

Potential for vertical extension, allowing for an additional floor of approximately 250 sqm;

DESCRIPTION

The villa enjoys a privileged setting on the shores of Lake Snagov, within an exclusive residential area, distinguished by a rare

combination of features: direct lake frontage and immediate proximity to Snagov Forest. This exceptional natural setting provides privacy, tranquillity and a unique connection with nature.
Located close to the Astoria complex and Snagov Club, the property also benefits from convenient access to DN1 and the A3 Motorway, as well as Baneasa's shopping and business district, schools and kindergartens.

Features and amenities:

Premium finishes: tile, ceramic, natural stone;
Aluminum window frames with double glazing;
Air conditioning;
Heating system powered by heat pumps.
Dedicated helicopter landing area;
Landscaped garden with lawn and fruit trees;
80 m lake frontage on Lake Snagov;
Boat garage and launching ramp;
Garage for 2 cars;

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep