

# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

## GEOMETRIC VILLA WITH AZURE ACCENTS



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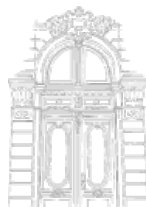
This exquisite, grand 6-story modern villa with an elevator in a unique geometrical architectural style has a modern interior design with playful Azure accents. Its garden is surrounded by tall trees that create a peaceful and private space.

The ground floor has a sprawling living room with a dining area, fireplace, kitchen with high-end appliances, and access to a terrace. The bedrooms are spread out over the first, second, and third floors, and consist of a guest bedroom suite, a master bedroom with an opulent en suite bathroom with deluxe sanitary ware, and two bedrooms with en suite bathrooms. Almost all of the bedrooms have access to a terrace. There is also a study, a large walk-in closet, and a separate bathroom. A large open room and a rooftop terrace with stunning views of the Danube River are on the fourth floor. The basement contains a home cinema room, an indoor pool, 2 saunas, a dressing room, and a kitchenette. This level also includes the laundry and utility rooms.

The villa's interior boasts luxury materials like onyx tiles, and is also equipped with cutting-edge home technologies, such as its smart home system with wall-mounted iPads and audio ceiling wiring in each room, central vacuum cleaner, and security camera system. The garage has space for 8 cars.

Floor area: 530 sq. m., terraces: 111 sq. m., built-up area: 655 sq. m., garden: 670 sq. m., free land for a second family house with an area of 790 sq. m., total land area: 2,455 sq. m.

Prix sur demande



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