



Branesti Lakefront Villa with Swimming Pool and Enclosed Garage



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 700,000

Τοποθεσία

Χώρα:	Romania
Νομός/Περιοχή/Επαρχία:	Gorj
Δημοσιεύθηκε:	22/01/2026
Περιγραφή:	Located in Branesti.

We are pleased to present a **premium property in Brănești, Ilfov**, located just **20 minutes from Bucharest**, featuring **direct lake access**, a **swimming pool**, and extensive outdoor amenities.

The property includes a **70+ sqm terrace** with BBQ and dining area, a **gazebo by the lake**, a **landscaped garden with lawn**, **paved walkways**, and an **orchard with fruit trees**.

The construction was **completed in 2024**, with a height regime of **basement + ground floor + attic (B+GF+A)**.

The property is sold **fully furnished and equipped**, as presented.

Land Area & Urban Indicators

•

Land area: 2,854.29 sqm



-

Building footprint: 183 sqm

-

Total built area: 328.58 sqm

-

Usable area: 259.27 sqm

-

POT (land occupancy rate): 6.41%

-

CUT (floor area ratio): 0.11

-

Paved walkways: 283.35 sqm

-

Green areas: 2,384.94 sqm

Layout & Interior Spaces

-

5 bedrooms + 2 living rooms

-

Open-space kitchen

-

Indoor garage for 2 cars



Terraces & Outdoor Areas

- **First-floor terrace:** 17.81 sqm
 - **Ground-floor terrace with BBQ area:** 75.60 sqm
 - **Gazebo located by the lake**
 - **Direct lake access**, with the possibility of building a **private dock**
 - **Reinforced lake banks**
-

Pool & Technical Facilities

- **Outdoor swimming pool** with cover and massage area
 - **Separate technical building** for pool equipment
 - **Technical room**
 - **Buffer tank**
-



Yard & Landscaping

- **Landscaped garden with lawn**
 - **Fruit tree orchard**
 - **Paved walkways**
 - **Vehicle access to the yard**
 - **Electric gate**
 - **5 parking spaces (2 indoor + 3 outdoor)**
-

Comfort & Features

- **Central heating system with radiators**
 - **Triple-glazed windows**
-

We invite you to schedule a viewing!



Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	259.27 τ.μ

Lease terms

Date Available:

Επιπλέον πληροφορίες

Link: http://www.arkadia.com/MGPD-T16554/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 22149

