



## Branesti Lakefront Villa with Swimming Pool and Enclosed Garage



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 833,648.23

#### Location

Pays:	Roumanie
État/Région/Province:	Gorj
Soumis:	22/01/2026
Description:	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

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**Land area:** 2,854.29 sqm



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**Building footprint:** 183 sqm

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**Total built area:** 328.58 sqm

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**Usable area:** 259.27 sqm

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**POT (land occupancy rate):** 6.41%

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**CUT (floor area ratio):** 0.11

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**Paved walkways:** 283.35 sqm

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**Green areas:** 2,384.94 sqm

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## Layout & Interior Spaces

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**5 bedrooms + 2 living rooms**

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**Open-space kitchen**

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**Indoor garage for 2 cars**

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## 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**
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## Pool & Technical Facilities

- **Outdoor swimming pool with cover and massage area**
  - **Separate technical building for pool equipment**
  - **Technical room**
  - **Buffer tank**
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## **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)**
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## **Comfort & Features**

- **Central heating system with radiators**
  - **Triple-glazed windows**
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**We invite you to schedule a viewing!**



## Commun

Chambres:	7
Salle de bains:	4
Pied carré fini:	259.27 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MGPD-T16554/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T16554/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 22149

