



## Property Opportunity: 6-Room Villa for Sale in Snagov-Ghermanesti, Romania



### Information de l'agent

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

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 439,173

### Location

Pays:	Roumanie
État/Région/Province:	Vaslui
Soumis:	04/06/2026

Description:  
Located in Ghermanesti.

Excellence through experience!

I propose for sale an exclusive property with remarkable potential, located in Ghermanesti, in a privileged natural setting between the forest and Snagov Lake. This cubic-modern villa, with a height regime of Basement + Ground Floor + 1st Floor, impresses with its contemporary architecture, generous surfaces, and solid structure, making it the ideal choice for those who desire a personalized home built to the highest standards.

Built with high-efficiency Porotherm brick, the property is currently in the "gray shell" (structural/unfinished) stage, offering the future owner complete freedom for layout and finishing, according to their own style and design concept.

The property benefits from:

- \* Solid structure made of Porotherm brickwork;
- \* Fully insulated roof;
- \* Electrical installations already completed, including internet cabling;
- \* Dedicated spaces for water and heating manifolds;
- \* Fast access from DN1, Otopeni Airport, and easy connection to areas of urban interest.

Technical data:

- \* Land plot: 1,371 sqm
- \* Free yard: approximately 1,183 sqm



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- \* Footprint: 188.12 sqm
  - \* Gross built-up area: 592.97 sqm
  - \* Usable area: approximately 456 sqm
  - \* Underground garage: 44.91 sqm
  - \* Height regime: Basement + Ground Floor + 1st Floor
  - \* Flexible layout: 3-5 bedrooms
  - \* Number of bathrooms and toilets: 5
  - \* Terrace: 56.24 sqm
  - \* Balconies: 3, with a total area of approximately 44 sqm

Smart and functional layout:

Basement:

- \* Underground garage with two parking spaces;
- \* Hobby room – ideal for a fitness room, home cinema, or creative workshop;
- \* Wellness area with sauna and bathroom;
- \* Laundry room;
- \* Technical room;
- \* Workshop;
- \* Server room;
- \* Main hallway and internal staircase.

Ground Floor:

- \* Spectacular living + dining room of 52.40 sqm, with a wide opening towards the outdoor terrace;
- \* Spacious kitchen of 24.27 sqm;
- \* Office/Library – perfect for working from home;
- \* Elegant entrance hall;
- \* Guest bathroom;
- \* Generous terrace, with access from both the living room and the kitchen.

1st Floor:

- \* Ample hallway and multifunctional area;
- \* Additional office or bedroom, depending on needs;
- \* Master bedroom with dedicated walk-in closet, en-suite bathroom, and direct access to the balcony;
- \* Secondary bedroom with walk-in closet, en-suite bathroom, and direct access to the balcony;
- \* Additional walk-in closet;
- \* Two spacious bathrooms + 1 toilet;
- \* Generous balconies overlooking the natural surroundings.

The yard impresses with its size and versatility, offering the possibility of landscaping a premium outdoor space, including a swimming pool, lounge area, or landscaped garden.

This property represents a rare opportunity for those who want a modern villa in a quiet and green area, close to Bucharest, with quick access to all urban amenities.

I warmly invite you to a viewing to discover the full potential of this special property.

For further details and to schedule a viewing, please contact me in advance.

Internal ID: TET0023152

## Commun

Chambres:

6



Salle de bains: 5  
Pied carré fini: 456 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MGPD-T18147/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T18147/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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