PHILIP&FRANK

PREMIUM REAL ESTATE SERVICES



Three-bedroom House

131 m², Land 1 497 m² Village of Southampton, United States

2 227 200 €



Layout Three-bedroom

Area 131 m²

Land 1366 m²

Introducing a rare gem in Southampton Village, now on the market for the very first time - 31 Edward Lane. Opportunities like this are few and far between, making this charming cottage a must-see for anyone eager to join the Village community.

Nestled in a serene and quiet area, this 3 bedroom home is situated on a generous 0.37+/- acre lot, just off the highly sought-after Breese Lane. Enjoy the convenience of being only a few short blocks from the Village center and the pristine sandy ocean beaches. The home features a large living room, a dining room, and a well-designed kitchen, providing ample space for gatherings and entertaining. Featuring a cozy wood-burning fireplace, the full basement offers additional space for storage or potential living area expansion. The property includes an oversized, detached 2 car garage, perfect for pool house conversion and vehicle storage.

While the home is deeded to remain a single-level residence, there is plenty of room for a pool and to expand with an addition on the first floor, allowing for customization to suit your needs. The mature and private gardens are adorned

Price	2 227 200 €
Built-up area	131 m²
Floor area	131 m²
Land	1366 m²
Building energy rating	G

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with beautiful trees and expansive lawns, creating a tranquil outdoor retreat. This is a unique opportunity to own a piece of Southampton Village.

Don't miss your chance to make 31 Edward Lane your new home. Seize the moment and embrace the Village lifestyle.

VÁŠ MAKLÉŘ



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IČO: 04116232 DIČ: CZ04116232

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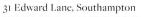














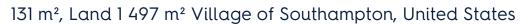




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