# **PHILIP**<sup>®</sup>**FRANK**

PREMIUM REAL ESTATE SERVICES



Area

131 m<sup>2</sup>

### **Three-bedroom House** 131 m², Land 1 497 m² Village of Southampton, United States

2 232 500 €



| Layout        |  |
|---------------|--|
| Three-bedroom |  |

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

|  | Lan  | Land |  |
|--|------|------|--|
|  | 1366 | m²   |  |
|  |      |      |  |

| Price                  | 2 232 500 € |
|------------------------|-------------|
| Built-up area          | 131 m²      |
| Floor area             | 131 m²      |
| Land                   | 1366 m²     |
| Building energy rating | G           |

Štefánikova 1/65 150 00 Praha 5 Česká republika

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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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Štefánikova 1/65 150 00 Praha 5 Česká republika IČO: 04116232 DIČ: CZ04116232

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Brown Harris

2 232 500 €







31 Edward Lane, Southampton





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