



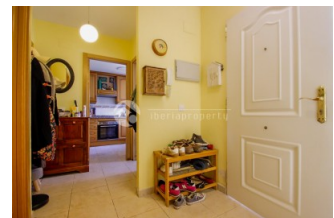
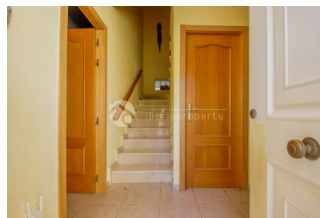
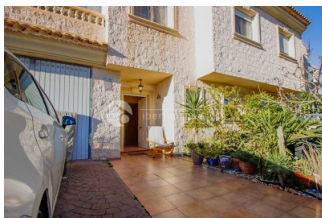
REF: # 13328

ALBIR (ALBIR)



INFO

|                 |               |
|-----------------|---------------|
| PRICE:          | 450.000 €     |
| PROPERTY TYPE:  | Villa         |
| CITY:           | Albir (Albir) |
| BEDROOMS:       | 5             |
| Bathrooms:      | 3             |
| Build ( m2 ):   | 267           |
| Plot ( m2 ):    | 107           |
| Terrace ( m2 ): | -             |
| Year:           | 2004          |
| Floor:          | 1             |
| Old price       | -             |



DESCRIPTION

Looking for real space, comfort and a quiet residential setting with a communal swimming pool? This townhouse offers it all. With 306 m<sup>2</sup> built (267 m<sup>2</sup> usable), it features generous rooms, a practical multi-level layout and excellent private outdoor areas. Layout Basement: private gym, reading/library area and a walk-in wardrobe. Main floor: large living-dining room opening onto a covered terrace, modern kitchen, guest WC, entrance hall, garage and porch. Upper floor: 4 bedrooms, 2 full bathrooms, an open terrace and a charming viewpoint terrace. Key features Air conditioning in every room Traditional Arab-style roof tiles Private plot with front patio and rear garden (approx. 103 m<sup>2</sup>) Perfect for families seeking space, comfort and shared amenities with a pool—plus their own outdoor area.

ENERGETIC CERTIFIED

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energy house

| STYLE                                                                                                                                                                      | VIEWS                                                                                                                                                                                 | AIRCONDITIONING                                                                                                                                              | DISTANCE TO :                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Contemporary</li> <li>Mediterranean</li> </ul>                                                                                      | <ul style="list-style-type: none"> <li>Panoramic views</li> <li>Mountain views</li> </ul>                                                                                             | <ul style="list-style-type: none"> <li>Livingroom</li> <li>Bedrooms</li> </ul>                                                                               | Beach : 1 Km<br>Airport: 40 Km<br>Town center : 500 m                      |
| ORIENTATION                                                                                                                                                                | PARKING                                                                                                                                                                               | TAX                                                                                                                                                          | MAIN LIVING AREA                                                           |
| South                                                                                                                                                                      | Garage no Cars : 2                                                                                                                                                                    | Community : 1.000 €<br>I.B.I : 820 €                                                                                                                         | <ul style="list-style-type: none"> <li>Bathroom en-suite</li> </ul>        |
| FLOORING                                                                                                                                                                   | KITCHEN                                                                                                                                                                               | GARDEN AND TERRACES                                                                                                                                          | HEATING                                                                    |
| <ul style="list-style-type: none"> <li>Stone floors</li> </ul>                                                                                                             | <ul style="list-style-type: none"> <li>Closed kitchen</li> <li>Equipped kitchen</li> </ul>                                                                                            | <ul style="list-style-type: none"> <li>Covered terrace</li> <li>Exterior lights</li> <li>Palm trees</li> <li>Stone walls</li> <li>Communal Garden</li> </ul> | <ul style="list-style-type: none"> <li>Central electric heating</li> </ul> |
| EXTRA                                                                                                                                                                      | ENERGETIC CERTIFIED                                                                                                                                                                   |                                                                                                                                                              |                                                                            |
| <ul style="list-style-type: none"> <li>Built in wardrobes</li> <li>Alarm</li> <li>Reinforced door</li> <li>Satellite TV</li> <li>Storage room</li> <li>Internet</li> </ul> | energy house<br>Image type unknown<br><a href="https://www.viass.com/assets/images/viass/energy/C_en-energy.png">https://www.viass.com/assets/images/viass/energy/C_en-energy.png</a> |                                                                                                                                                              |                                                                            |

**"OUR EXPERIENCE IS YOUR GUARANTEE"**