



REF: # 12162

ALBIR (ALBIR)

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#### INFO

|                 |               |
|-----------------|---------------|
| PRICE:          | 550.000 €     |
| PROPERTY TYPE:  | Villa         |
| CITY:           | Albir (Albir) |
| BEDROOMS:       | 5             |
| Bathrooms:      | 3             |
| Build ( m2 ):   | 240           |
| Plot ( m2 ):    | 480           |
| Terrace ( m2 ): | 10+3+3+3+5    |
| Year:           | 2005          |
| Floor:          | 2             |
| Old price       | -             |

#### DESCRIPTION

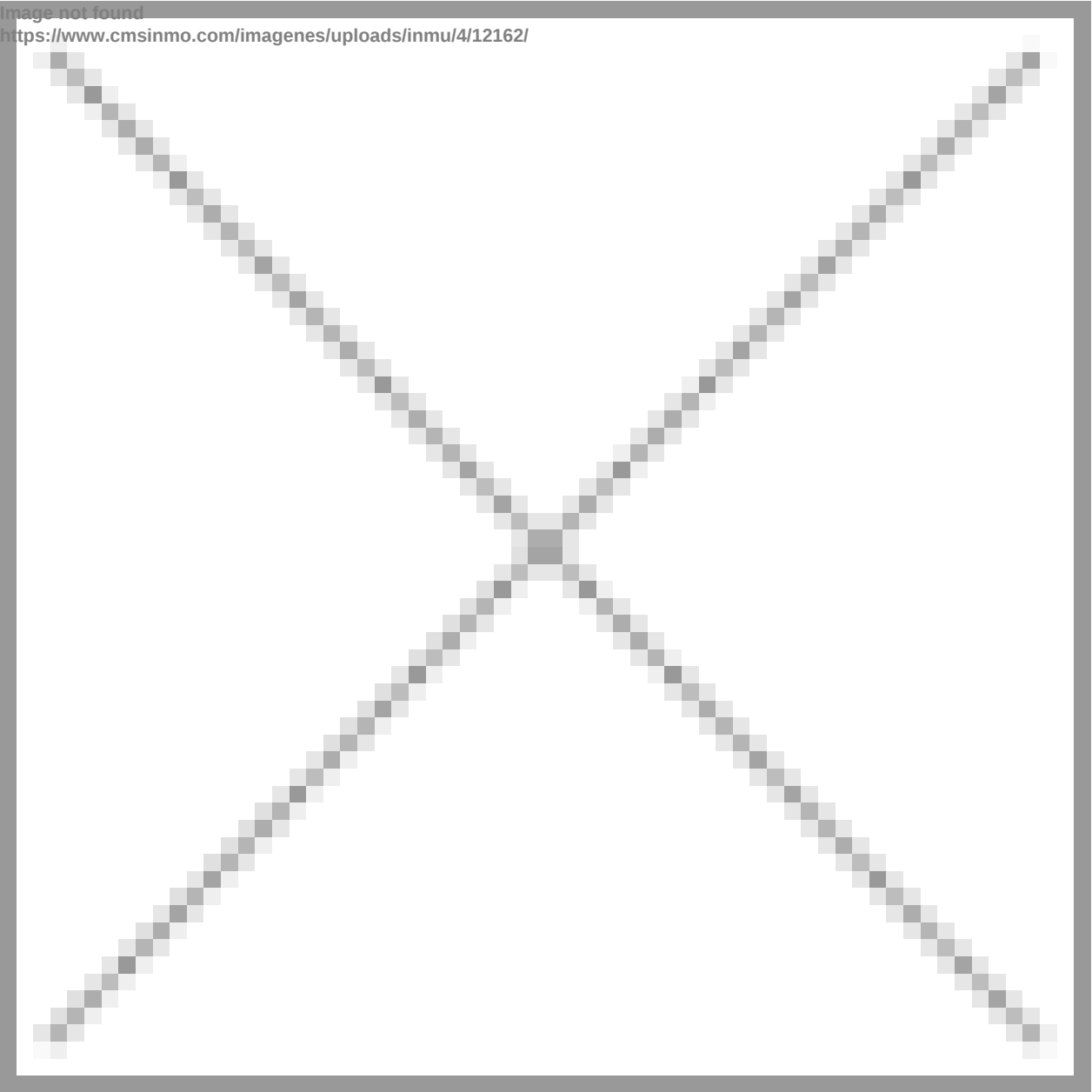
This charming home is located in a peaceful residential area, just a few minutes from the center of Albir. The chalet features a small garden with fruit trees, parking space, a pool area, and a summer kitchen equipped with a barbecue. The property is distributed over two levels plus a solarium floor. On the ground floor, there is a spacious hall, accompanied by a toilet, a cozy room, a living-dining room with a fireplace, and a separate kitchen with direct access to the summer kitchen. The first floor houses four bedrooms, one of them with an en-suite bathroom, and two additional bathrooms. The house is equipped with split air conditioning in all rooms and in the living-dining room, and it also has pre-installation for central heating via radiators in all rooms.

#### ENERGETIC CERTIFIED



|                                                                                                                                                                           |                                                                             |                                                                                                                                                                |                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>STYLE</b>                                                                                                                                                              | <b>AIRCONDITIONING</b>                                                      | <b>DISTANCE TO :</b>                                                                                                                                           | <b>ORIENTATION</b>                                                                      |
| <ul style="list-style-type: none"><li>Mediterranean</li></ul>                                                                                                             | <ul style="list-style-type: none"><li>Livingroom</li><li>Bedrooms</li></ul> | Beach : 500 m<br>Airport: 40 Km<br>Town center : 500 m                                                                                                         | West                                                                                    |
| <b>PARKING</b>                                                                                                                                                            | <b>TAX</b>                                                                  | <b>FLOORING</b>                                                                                                                                                | <b>KITCHEN</b>                                                                          |
| Parking no Cars: 3                                                                                                                                                        | I.B.I : 700 €                                                               | <ul style="list-style-type: none"><li>Tile floors</li></ul>                                                                                                    | <ul style="list-style-type: none"><li>Closed kitchen</li><li>Equipped kitchen</li></ul> |
| <b>GARDEN AND TERRACES</b>                                                                                                                                                | <b>HEATING</b>                                                              | <b>EXTRA</b>                                                                                                                                                   |                                                                                         |
| <ul style="list-style-type: none"><li>Covered terrace</li><li>Open terrace</li><li>Fruit trees</li><li>Outdoor kitchen</li><li>BBQ/grill</li><li>Private garden</li></ul> | <ul style="list-style-type: none"><li>Fireplace wood</li></ul>              | <ul style="list-style-type: none"><li>Built in wardrobes</li><li>Reinforced door</li><li>Double glazed windows</li><li>Storage room</li><li>Internet</li></ul> |                                                                                         |

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