



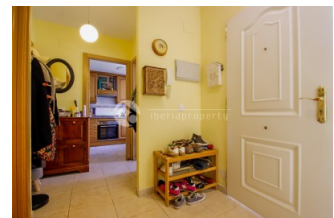
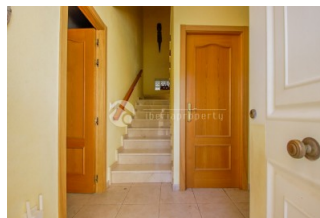
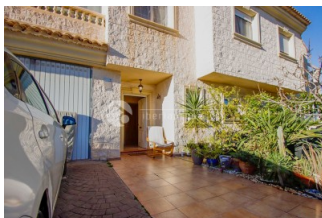
REF: # 13328

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

Image type unknown

<https://www.iberiaproperty.com/assets/images/viass/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 Airport: 40 Km Town center : 500 m
ORIENTATION	PARKING	TAX	MAIN LIVING AREA
South	Garage no Cars : 2	Community : 1.000 € 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 Image type unknown <a href="https://www.iberiaproerty.com//assets/images/viass/energy/C_en-energy.png">https://www.iberiaproerty.com//assets/images/viass/energy/C_en-energy.png</a>		

**"OUR EXPERIENCE IS YOUR GUARANTEE"**