



REF: # 11941

ALBIR



INFO

PRIX:	590.000 €
TYPE:	Villa
CITY:	Albir
CHAMBRES:	4
Ba ENFANTS:	4
Built (m2):	220
pas (m2):	600
Terrasse (m2):	-
A ENFANTS:	-
de plante:	-
MESSAGE	-



DESCRIPTION

Charming residence of 220 m2, distributed on one floor with two independent entrances, providing convenient and versatile access for sale in Albir. With a spacious layout, the property has 4 double bedrooms. In addition, it has 2 fully equipped kitchens and 2 living rooms, creating a cozy and functional atmosphere. The house includes an office. The outside space is a real gem, with a beautiful garden offering several sunbathing areas and a barbecue area. For parking, the property has a garage for 2 cars, and in the garden, additional space is available to park another 12 cars. Some of the bedrooms are equipped with split air conditioning for comfort, and underfloor heating in certain parts of the house. In terms of additional amenities, highlights include a swimming pool with a light sensor, a new shower in the pool installed in 2021 and terrace and solarium flooring renovated in the same year. The house also has a water filter in the kitchen. On the financial side, the property generated significant income in 2022, with a total of €41,000 coming from rent.

CERTIFICAT ÉNERGÉTIQUE



PROPERTY GALLERY





























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