



Garlenda, villa with garden and garage

€ 350.000,00
Code 860

Total rooms: 5 | Rooms: 2 | Bathrooms: 2 | Surface area: 200 m²

Garlenda, nestled in the greenery of the golf course, offers for sale a three-level villa. The ground floor features a spacious living room, kitchen area, a double bedroom, and a bathroom with a window. The first floor features a single, large attic bedroom. In the basement, which has dual access from the garage or the ground floor, is a large 25 sq m garage. The garage leads to the cellar, which leads to a large storage room, currently partly used as a comfortable bedroom, the rest of which includes a sofa and an ironing area, and another small room with a bathroom/laundry room. Access to the garage is via a private automatic gate, which also provides a parking space in front of the rolling shutter, as shown in the photos. Another motorized gate is located on the ground floor, providing access to the terrace/courtyard with additional parking spaces. A sliding awning covering 24 sq m has been installed in front of the entrance. The property includes a pleasant and well-kept lawn garden with several olive trees. The garden is equipped with an automatic irrigation system. The villa has independent gas heating and a full burglar alarm system.

Certifications

| | | |
|---------------|---|---|
| Energy rating | B | 63,85 KWh/m ² a Kw/m ² a |
|---------------|---|---|



Property information

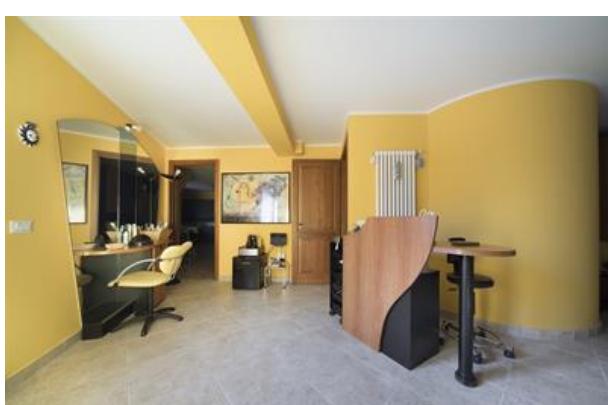
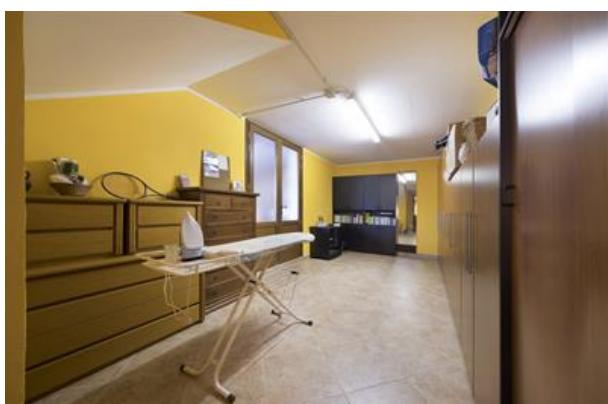
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|-------------------|---------------------|--------------|------------------------|
| Announcement date | 04/12/24 | Total rooms | 5 |
| Rooms | 2 | Bathrooms | 2 |
| Status | n.d. | Kitchen | Semi-habitable kitchen |
| Storage rooms | n.d. | Floor number | Entire building |
| Balconies | n.d. | Terraces | 1 |
| Garden | Private | Furnished | n.d. |
| Heating | Independent heating | | |

Services





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