

# Farmhouse in Gozo - Xewkija



**Gozo - Xewkija, Gozo**



**€745,000**

Reference No: 240031019-8299

 Total Rooms: 14

 Floor Area (m<sup>2</sup>) : 421

 Bathrooms: 3

 Bedrooms: 4

# Farmhouse - For Sale - Gozo - Xewkija

Xewkija – An authentic typical Gozitan Farmhouse situated within walking distance to the main square and within an urban conservation area, rendering a tax exemption on the purchase of this house! Layout comprises of entrance onto a very welcoming and bright hall leading to 2 front rooms, bathroom and another 2 rooms that lead to the large central courtyard which allows plenty of light to flood the property. On the first floor there are three more double bedrooms and two bathrooms all having direct access to the courtyard. If you are looking for an authentic property with traditional features and spacious outdoor areas then look no further! Structurally in Superb Condition!!!

## Features

- ✓ Terrace
- ✓ Central Courtyard
- ✓ Balcony

## Rooms

- ✓ Kitchen/Dining : 7.8 x 5.7 m (44.46 m<sup>2</sup>)
- ✓ Living : 4.4 x 6.1 m (26.84 m<sup>2</sup>)
- ✓ Sitting : 5.7 x 4.7 m (26.79 m<sup>2</sup>)
- ✓ Double Bedroom : 4.2 x 3.9 m (16.38 m<sup>2</sup>)
- ✓ Double Bedroom : 3.5 x 4.6 m (16.1 m<sup>2</sup>)
- ✓ Double Bedroom : 6.6 x 5.1 m (33.66 m<sup>2</sup>)
- ✓ Double Bedroom : 5.9 x 5.1 m (30.09 m<sup>2</sup>)
- ✓ Box Room : 1.6 x 2.5 m (4 m<sup>2</sup>)
- ✓ Box Room : 1.8 x 2.1 m (3.78 m<sup>2</sup>)
- ✓ Workshop : 3.5 x 2.6 m (9.1 m<sup>2</sup>)
- ✓ Laundry : 4.1 x 1.9 m (7.79 m<sup>2</sup>)
- ✓ Hallway : 1.6 x 1.6 m (2.56 m<sup>2</sup>)

- ✓ Hallway : 7.9 x 1.6 m (12.64 m<sup>2</sup>)
- ✓ Hallway : 10.5 x 2.2 m (23.1 m<sup>2</sup>)
- ✓ Open Space : 3.2 x 5.7 m (18.24 m<sup>2</sup>)
- ✓ Landing : 4 x 1.7 m (6.8 m<sup>2</sup>)
- ✓ Bathroom : 4.2 x 1.8 m (7.56 m<sup>2</sup>)
- ✓ Bathroom : 2.6 x 2.5 m (6.5 m<sup>2</sup>)
- ✓ Bathroom : 2.9 x 2.5 m (7.25 m<sup>2</sup>)
- ✓ Open Space : 2.5 x 0.9 m (2.25 m<sup>2</sup>)
- ✓ Open Space : 1.8 x 4.4 m (7.92 m<sup>2</sup>)
- ✓ Open Space : 6.4 x 4.7 m (30.08 m<sup>2</sup>)

# Gallery









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