

# House of Character in Gozo - Kercem



**Gozo - Kercem, Gozo**



**€350,000**

Reference No: 240031036-1139

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **125**

 Bathrooms: **2**

 Bedrooms: **1**

# House of Character - For Sale - Gozo - Kercem

Located in the quiet village of Santa Lucija, this unconverted corner house of character is situated within a UCA (Urban Conservation Area), offering excellent tax benefits and eligibility for government grants. The property is set on approximately 105 square meters and enjoys three separate access points from the street, providing great flexibility for layout and potential conversion. At ground floor level, the property features a welcoming entrance hall leading to a large living area with traditional arches, as well as an open-plan space connected to the kitchen. A staircase leads to a mid-level, where one finds a small room currently used as a single bedroom and a full bathroom. On the first floor, there is a spacious main bedroom with a balcony, along with interconnected rooms that can be converted into a study or a main bathroom with en-suite facilities. This level also includes a small courtyard with stairs leading to the second floor. Due to the fact that only one storey is built on one side of the property, there is potential to extend and add additional rooms on the first floor. Being located in a UCA, the property benefits from no stamp duty on purchase (subject to eligibility) and may qualify for façade restoration grants. Set in a very quiet area close to countryside walks, yet just off the village square where ample parking is available, this property is ideal as a first-time home, rental investment, or can be converted into a charming short-let residence.

## Features

- ✓ Terrace
- ✓ Balcony
- ✓ Air Space

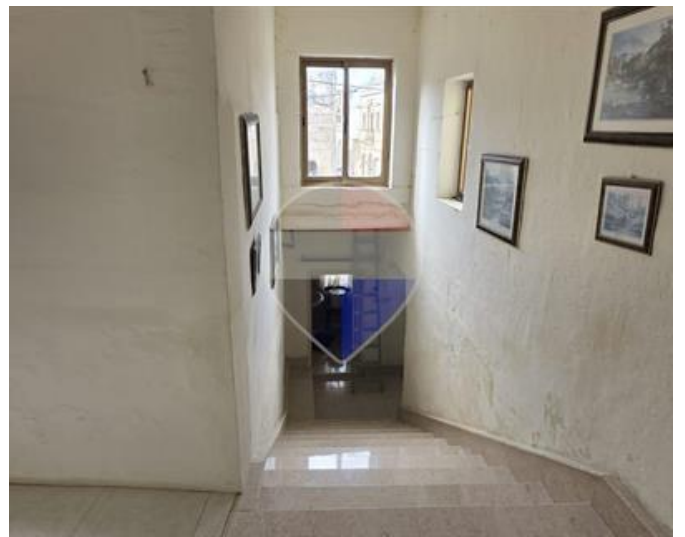
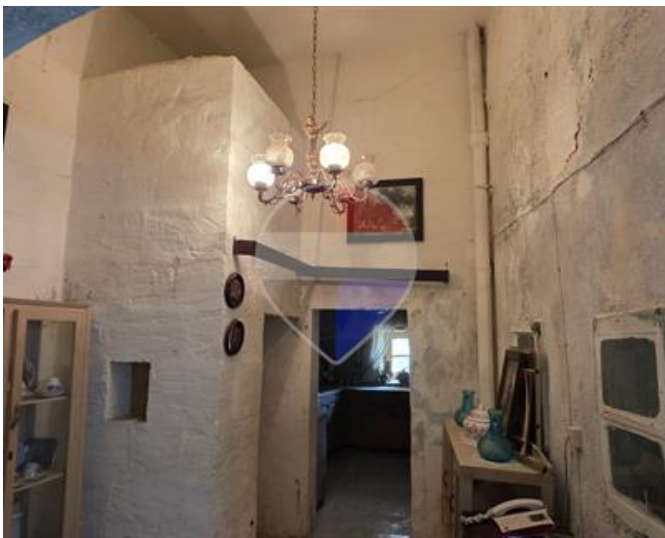
## Rooms

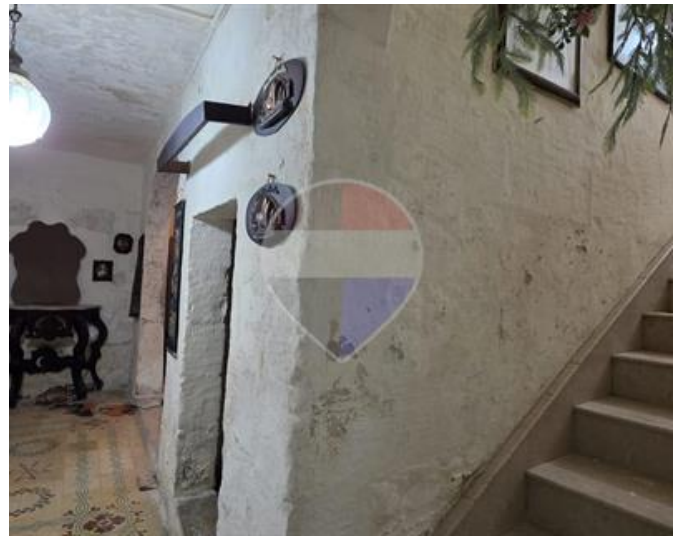
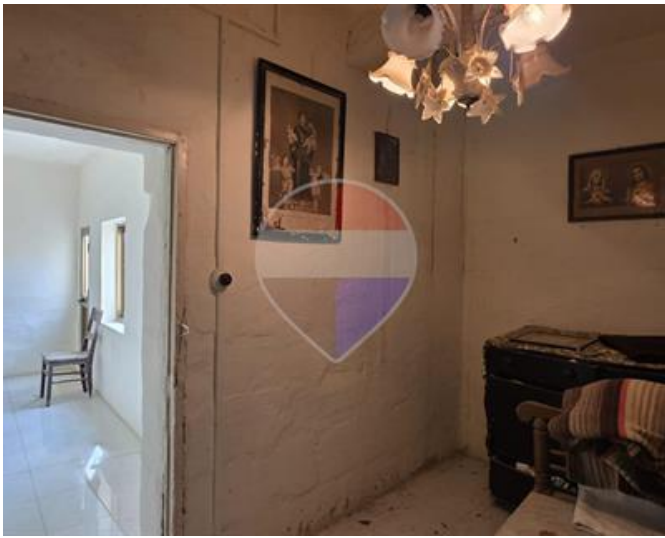
- ✓ Kitchen/Dining : 2.94 x 5.49 m (16.14 m<sup>2</sup>)
- ✓ Sitting : 7.07 x 4.4 m (31.11 m<sup>2</sup>)
- ✓ Office / Study : 2.17 x 3.58 m (7.77 m<sup>2</sup>)
- ✓ Double Bedroom : 4.35 x 6.35 m (27.62 m<sup>2</sup>)
- ✓ Box Room : 1.51 x 3.6 m (5.44 m<sup>2</sup>)
- ✓ Box Room : 3.21 x 1.41 m (4.53 m<sup>2</sup>)
- ✓ Hallway : 6.41 x 1.5 m (9.62 m<sup>2</sup>)
- ✓ Bathroom : 1 x 0.91 m (0.91 m<sup>2</sup>)

- ✓ Bathroom : 2 x 1.73 m (3.46 m<sup>2</sup>)
- ✓ Open Space : 2 x 1 m (2 m<sup>2</sup>)
- ✓ Open Space : 2.8 x 2.89 m (8.09 m<sup>2</sup>)

# Gallery









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