

# Farmhouse in Gozo - Kercem



**Gozo - Kercem, Gozo**



**€480,000**

Reference No: 240031036-978

 Total Rooms: **0**

 Floor Area (m<sup>2</sup>) : **210**

 Bathrooms: **0**

 Bedrooms: **0**

# Farmhouse - For Sale - Gozo - Kercem

Set in a quiet street in the charming village of Kercem, this unconverted property presents a unique opportunity to restore and extend a traditional Maltese home full of character. Situated in a UCA (Urban Conservation Area), the house benefits from reduced acquisition and renovation tax, making it an attractive option for first-time buyers and investors alike. The property features a frontage of approximately 28.8 feet (8.77m) and a depth of around 23.6 feet (7.2m), with a large private garden measuring approximately 75.4 feet (22.99m) in length and 19.7 feet (6m) wide. This generous outdoor space offers excellent potential for landscaping, entertaining, or even installing a pool (subject to permits). The existing structure retains original Maltese architectural features and offers great potential for extension. With the option to build a two-storey home, the layout can be thoughtfully reimagined to suit modern living while preserving the charm of traditional stonework and design. Located within walking distance of all village amenities and just minutes from Victoria, this property is ideal as a first-time home, rental investment, or holiday retreat. It offers both peace and convenience, combining authentic Gozitan charm with practical potential. A rare find in today's market, this property is perfect for anyone looking to invest in Gozo's timeless appeal. Early viewing is highly recommended.

## Features

- ✓ Entrance Hall
- ✓ Space For Pool
- ✓ Garden
- ✓ Yard
- ✓ Back Yard

## Rooms

- ✓ Open Space : 8.77 x 26.55 m (232.84 m<sup>2</sup>)

# Gallery





**Cristiana Azzopardi**

RE/MAX Property Centre - Victoria

M: 77202766

E: [cristiana@remax.com.mt](mailto:cristiana@remax.com.mt)

T: 21566284

**RE/MAX Property Centre - Victoria**

11, Independence Square, Gozo - Victoria, Malta