

# Terraced House in Gozo - Xaghra



**Gozo - Xaghra, Gozo**



**€640,000**

Reference No: 240031047-1377

 Total Rooms: **12**

 Floor Area (m<sup>2</sup>) : **430**

 Bathrooms: **3**

 Bedrooms: **3**

# Terraced House - For Sale - Gozo - Xaghra

This terraced house, already built in shell form, offers a spacious and well-thought-out layout. Upon entering, you're welcomed into a cozy sitting room. Moving further inside, the open kitchen and dining area provides direct access to a pool and deck, perfect for outdoor relaxation. The ground floor also includes a bathroom and a convenient one-car lock-up garage, with a study room positioned above it. On the first floor, there are three large bedrooms, one of which features an en-suite, along with a main bathroom for the household. The top floor boasts a generously sized washroom and both front and back terraces. Additionally, the house includes a basement level with three rooms, ideally suited for a wine cellar. This property is an excellent investment, offering great potential and is being sold in shell form, allowing for customization.

## Features

- ✓ En Suite
- ✓ Pool
- ✓ Air Space
- ✓ Back Yard
- ✓ Pool Deck
- ✓ Entrance Hall
- ✓ Terrace
- ✓ Balcony
- ✓ Roof Terrace

## Rooms

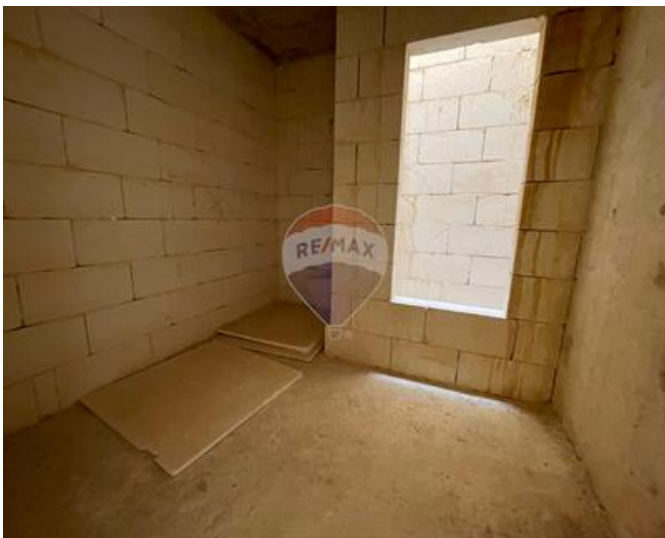
- ✓ Kitchen/Living/Dining : 7.15 x 6.28 m (44.9 m2)
- ✓ Sitting : 4.75 x 4.2 m (19.95 m2)
- ✓ Double Bedroom : 3.91 x 5.08 m (19.86 m2)
- ✓ Double Bedroom : 5.4 x 4 m (21.6 m2)
- ✓ Double Bedroom : 7 x 3.6 m (25.2 m2)
- ✓ Office / Study : 5.23 x 2.5 m (13.08 m2)
- ✓ Basement : 4.73 x 3.75 m (17.74 m2)
- ✓ Basement : 6.9 x 5 m (34.5 m2)
- ✓ Laundry : 5.3 x 3.95 m (20.93 m2)

- ✓ Bathroom : 2.95 x 2.77 m (8.17 m<sup>2</sup>)
- ✓ Shower Ensuite : 3.75 x 1.5 m (5.63 m<sup>2</sup>)
- ✓ Guest Toilet : 3.25 x 1.05 m (3.41 m<sup>2</sup>)
- ✓ Open Space : 7.8 x 3.05 m (23.79 m<sup>2</sup>)
- ✓ Open Space : 6.35 x 3.3 m (20.95 m<sup>2</sup>)
- ✓ Garage : 5.7 x 2.5 m (14.25 m<sup>2</sup>)
- ✓ Open Space : 9.6 x 6.55 m (62.88 m<sup>2</sup>)



# Gallery







**Joseph Cassar**

RE/MAX Property Centre - Victoria

M: 79280502

E: joseph@remax.com.mt

T: 21566284

**RE/MAX Property Centre - Victoria**

11, Independence Square, Gozo - Victoria, Malta