

# House of Character in Mosta




**Mosta, Central**



**€395,000**

Reference No: 240041004-4789

 Total Rooms: **6**

 Floor Area (m<sup>2</sup>) : **160**

 Bathrooms: **1**

 Bedrooms: **3**

# House of Character - For Sale - Mosta

MOSTA - A charming, wide-fronted House of Character situated in the UCA (Urban Conservation Area) offering immense potential to be converted into a stunning 3-bedroom family home. The layout at ground floor level includes an inviting entrance hall that leads to a central courtyard, a separate kitchen/living/dining area, and a room that can easily be converted into a main bathroom. Additionally, the property features a convenient 'remissa' which can be converted into a street-level 2-car garage. On the first floor, the house comprises of two well-sized bedrooms with the option to add a third bedroom, each with the potential for en-suite showers and walk-in wardrobes. The property boasts full ownership of the roof, where an additional floor can be constructed to serve as a washroom and study area. Once renovated, this property promises to become a comfortable and elegant family home.

## Features

- ✓ Central Courtyard
- ✓ Well
- ✓ Air Space
- ✓ Roof Terrace

## Rooms

- ✓ Kitchen/Living/Dining : 5.2 x 3.8 m (19.76 m<sup>2</sup>)
- ✓ Double Bedroom : 3.3 x 4 m (13.2 m<sup>2</sup>)
- ✓ Double Bedroom : 9 x 3.4 m (30.6 m<sup>2</sup>)
- ✓ Double Bedroom : 6 x 3.5 m (21 m<sup>2</sup>)
- ✓ Office / Study : 6 x 2.2 m (13.2 m<sup>2</sup>)
- ✓ Hallway : 8.25 x 1.22 m (10.06 m<sup>2</sup>)
- ✓ Bathroom : 1.2 x 3.8 m (4.56 m<sup>2</sup>)
- ✓ Open Space : 4.8 x 3.6 m (17.28 m<sup>2</sup>)



# Gallery









**Roderick Cucciardi**

RE/MAX Park Estates - St Paul's Bay

M: 79461080

E: roderick@remax.com.mt

T: 21579747

**RE/MAX Park Estates - St Paul's Bay**

Park Estates Ltd, Mosta Road, St Paul's Bay, Malta