House of Character in Mellieha

Mellieha, North



€1,595,000

Reference No: 240041072-239

Total Rooms: **11**

Floor Area (m²) : **375**

Bathrooms: **4**

Bedrooms: **4**

House of Character - For Sale - Mellieha

Mellieha - Situated in the heart of Mellie?a, just a short stroll from the village square and everyday amenities, this beautifully restored and fully furnished House of Character offers an exceptional blend of traditional Maltese charm, contemporary elegance and modern convenience. Set within an Urban Conservation Area (UCA), this freehold property occupies a plot of approximately 170sqm and boasts an impressive total area of 375sqm, comprising 263sqm of internal space and 112sqm of external areas. Thoughtfully designed across three levels and conveniently served by a lift, the property welcomes you into a spacious entrance hall leading to a charming internal courtyard, a street-level one-car garage and a newly finished, self-contained one-bedroom flat with its own independent entrance, currently utilised for short-term holiday rentals. The first floor accommodates four generously proportioned bedrooms, each benefiting from its own private en-suite bathroom, offering excellent comfort and privacy. The upper level is dedicated to an impressive open-plan kitchen, living and dining area, complemented by a separate washroom and guest toilet, with direct access to a magnificent 85sqm roof terrace, ideal for outdoor entertaining, relaxation and alfresco dining. Beautiful architectural features are seamlessly combined with quality finishes and modern enhancements, including intelligent lighting, solar panels and lift access throughout. Offered fully furnished and ready to move into, this distinctive residence presents a rare opportunity to acquire a substantial family home in one of Mellie?a's most desirable village locations, with the added advantage of independent guest accommodation and potential rental income.

Features

- Lift
- En Suite
- PVC Piping
- Skirting
- Terrace
- Central Courtyard
- Roof Terrace
- Ceramic Floor
- Electricity Utility
- A/C
- Double Glazed
- Yard
- Air Space

Rooms

- Garage : 4.29 x 4.62 m (19.84 m2)

- Open Space : 3.51 x 14.31 m (50.23 m2)
- Double Bedroom : 4.62 x 4.29 m (19.84 m2)
- Bathroom Ensuite : 1.85 x 3.5 m (6.48 m2)
- Double Bedroom : 4.62 x 4.29 m (19.84 m2)
- Bathroom Ensuite : 1.95 x 3.5 m (6.83 m2)
- Double Bedroom : 3.5 x 3.65 m (12.78 m2)
- Bathroom Ensuite : 1.2 x 2.3 m (2.76 m2)
- Double Bedroom : 3.5 x 3.65 m (12.78 m2)
- Bathroom Ensuite : 2.3 x 1.2 m (2.76 m2)
- Walk In Wardrobe : 3.63 x 4.11 m (14.96 m2)
- Hallway : 1.32 x 8.57 m (11.36 m2)
- Kitchen/Living/Dining : 4.88 x 7.32 m (35.72 m2)
- Laundry : 2.1 x 1.22 m (2.56 m2)
- Open Space : 1 x 85 m (85 m2)

Gallery







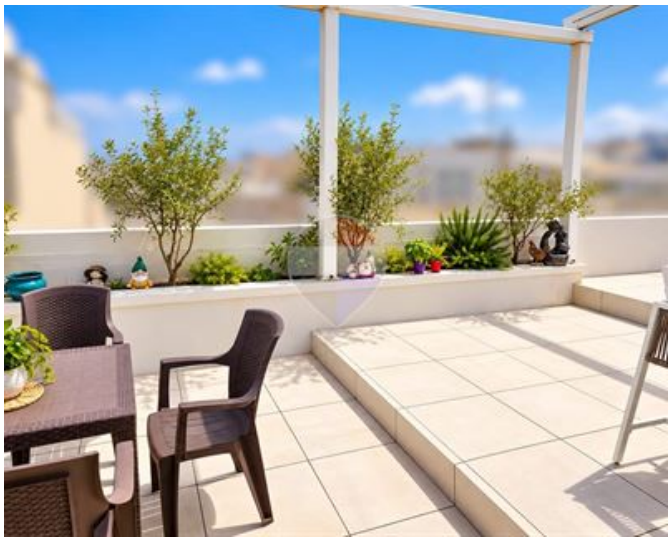














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