

# Farmhouse in Zurrieq



**Zurrieq, South**



**€2,350,000**

Reference No: 240081124-242

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **3560**

 Bathrooms: **3**

 Bedrooms: **4**

# Farmhouse - For Sale - Zurrieq

Nestled in the tranquil outskirts of Zurrieq, this remarkable farmhouse offers a rare blend of authentic rural charm with rustic features with mangers, modern comfort, and outstanding development potential. Set on a generous plot of 3,560 sq mtrs of mature garden with fruit trees and boundary trees, surrounded by untouched countryside, the property enjoys total privacy, mature landscaping, and wide open views - an ideal retreat for those seeking space, serenity, and character. Part of the property has already been beautifully converted to high standards, providing immediate, comfortable living. This finished section includes a fully equipped kitchen, a master bedroom, with ensuite bathroom, and an additional second bedroom, also with ensuite bathroom, connected to all services, making the property instantly habitable and ready to move in, while further works take place. A security system is already installed for added peace of mind. The unconverted portion offers exceptional potential, with MEPA approved plans already in hand, allowing the new owner to begin conversion immediately giving a total space of 280 sq mtrs. The proposed layout has been thoughtfully designed to maximise indoor-outdoor living, incorporating spacious living areas, internal courtyards, landscaped gardens, and leisure spaces - all while honoring the property's traditional architecture. When finished the property will boast 4 bedrooms, 3 bathrooms (2 ensuite), fully equipped large kitchen/dining, a dining room, living room, and study. The outdoor area is one of the property's strongest features. With direct access from the street, and a remote controlled wooden gate, there is a large drive-in provides ample parking space for four cars, making access and convenience effortless. The extensive land, mature trees, and natural rock formations create an enviable rural atmosphere. Situated within an ODZ (Outside Development Zone) and UCA (Urban Conservation Area), the farmhouse benefits from a protected environment, ensuring the surrounding area remains peaceful, authentic, and untouched. Conveniently located on the edge of Zurrieq, the property offers easy access to the village center, coastal attractions like the Blue Grotto, and main routes to the rest of Malta - perfectly balancing rural seclusion with everyday convenience.

## Features

- ✓ Natural Gas
- ✓ En Suite
- ✓ Electricity Utility
- ✓ 3 Phase Electricity
- ✓ Skirting
- ✓ Double Glazed
- ✓ Court Yard
- ✓ Well
- ✓ Roof Terrace
- ✓ Kitchen/Dinette
- ✓ Water Utility
- ✓ PVC Piping
- ✓ A/C
- ✓ Wi-Fi
- ✓ Terrace
- ✓ Air Space
- ✓ Back Yard
- ✓ Garden

- ✓ Solar Panels
- ✓ Alarm System

- ✓ Loading Bay

## Rooms

- ✓ Kitchen : 1 x 1 m (1 m2)
- ✓ Double Bedroom : 1 x 1 m (1 m2)
- ✓ Bathroom Ensuite : 1 x 1 m (1 m2)
- ✓ Open Space : 1 x 1 m (1 m2)
- ✓ Double Bedroom : 1 x 1 m (1 m2)
- ✓ Double Bedroom : 1 x 1 m (1 m2)
- ✓ Double Bedroom : 1 x 1 m (1 m2)
- ✓ Bathroom Ensuite : 1 x 1 m (1 m2)
- ✓ Bathroom : 1 x 1 m (1 m2)

# Gallery















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