

# Townhouse in Paola



**Paola, South**



**€395,000**

Reference No: 240081136-27

 Total Rooms: 6

 Floor Area (m<sup>2</sup>) : 95

 Bathrooms: 2

 Bedrooms: 2

# Townhouse - For Sale - Paola

Townhouse located in Paola, situated within a UCA area and retaining several traditional Maltese features, including a Maltese balcony. Upon entrance, one finds a welcoming hallway leading to a separate living room on the left. The property features a traditional Maltese staircase, with space underneath that can be utilised for storage as well as a study or desk area. Further inside, the ground floor includes a kitchen and dining area, a backyard, a guest WC, and a well. On the first floor, there are two bedrooms and a main bathroom. The second floor comprises a landing with access to two roof terraces—one at the front and one at the rear of the property. The rear roof offers the possibility of constructing an additional bedroom, subject to permits. This property presents an excellent opportunity for those seeking a traditional home or an investment within a sought-after UCA location.

## Features

- ✓ Kitchen/Dinette
- ✓ Electricity Utility
- ✓ Yard
- ✓ Well
- ✓ Back Yard
- ✓ Water Utility
- ✓ Pattern Tiles
- ✓ Air Space
- ✓ Balcony
- ✓ Satellite / TV/ Cable

## Rooms

- ✓ Hall : 1.8 x 4.58 m (8.24 m<sup>2</sup>)
- ✓ Kitchen/Dining : 4.53 x 2.63 m (11.91 m<sup>2</sup>)
- ✓ Living : 3 x 3 m (9 m<sup>2</sup>)
- ✓ Double Bedroom : 4.88 x 3.13 m (15.27 m<sup>2</sup>)
- ✓ Landing : 1.54 x 2.12 m (3.26 m<sup>2</sup>)
- ✓ Double Bedroom : 4.54 x 2.62 m (11.89 m<sup>2</sup>)
- ✓ Bathroom : 3.52 x 2.51 m (8.84 m<sup>2</sup>)
- ✓ Guest Toilet : 1.24 x 0.95 m (1.18 m<sup>2</sup>)
- ✓ Open Space : 4.3 x 4.58 m (19.69 m<sup>2</sup>)
- ✓ Open Space : 0.98 x 2.32 m (2.29 m<sup>2</sup>)

- ✓ Open Space : 4.5 x 2.66 m (11.97 m<sup>2</sup>)
- ✓ Open Space : 4.9 x 3.55 m (17.39 m<sup>2</sup>)
- ✓ Open Space : 1.49 x 2.12 m (3.16 m<sup>2</sup>)

# Gallery











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