# House of Character in Madliena

## Madliena, Sliema and St Julians Surroundings



**€4,800,000**

Reference No: 240091058-223

Total Rooms: **18**

Floor Area (m??) : **2250**

Bathrooms: **5**

Bedrooms: **4**

# House of Character - For Sale - Madliena

Madliena - A DREAM HOME??? Built on circa 2250 sqm of land, impeccably kept, with private entertaining areas and ready to move into is this four bedroom house of character with beautiful extensive grounds and two separate entrances The main entrance is to the house (parts of which date back 300 years) and one is greeted into a spacious hallway that leads to the formal sitting room with a log burning fireplace, further through the sitting room one is lead to a large comfortable living room/conservatory that overlooks a magnificent impeccably kept lawn area, ideal for entertaining. The other side of the house boasts a formal dining room having a large glass window and also overlooking the lawn area. The kitchen/breakfast room is fully equipped with appliances including a dishwasher and marble tops as well as a large island with stools. The adjacent dining room enjoys another wood-burning fireplace that leads to an open terrace making it perfect for eating Al Fresco. At the edge of the lawn, there is access to the pool area where one finds an inviting large swimming pool and deck with a fully equipped outdoor kitchen and dining area. The pool area is also accessible from a private drive and garage at the back of the house. The house has 4 bedrooms, three of which are on the first floor with the main bedroom having an en-suite and walk in wardrobe/changing room, and the fourth bedroom being on the ground floor making it ideal for guests or home-help. The house has a laundry room and ample storage space throughout and has the possibility to build further rooms at the first floor level. 64 PV Panels are included which makes this property self-sufficient. This magnificent property is for the discerning client who seeks privacy and comfort in a home where happy memories can be made for all the family and friends. Call your trusted agent for immediate viewing to really appreciate this home.

# Features

- Kitchen/Dinette
- En Suite
- Entrance Hall
- Electricity Utility
- Gypsum Plastering
- Skirting
- Pool
- Court Yard
- Well
- Garden
- Ceramic Floor
- Walk in Wardrobe
- Floor Heating
- Wood Stove Heating
- A/C
- Double Glazed
- Terrace
- Air Space
- Back Yard
- Solar Panels

- Solar Water Heating
- Alarm System
- Pool Deck

# Rooms

- Dining : 5.14 x 4.42 m (22.72 m2)
- Dining : 4.37 x 3.71 m (16.21 m2)
- Living : 10.73 x 3.96 m (42.49 m2)
- Landing : 3.14 x 2.85 m (8.95 m2)
- Sitting : 6 x 4.8 m (28.8 m2)
- Hall : 3.64 x 2.75 m (10.01 m2)
- Kitchen : 4.26 x 4.29 m (18.28 m2)
- Hallway : 4.44 x 3.75 m (16.65 m2)
- Hall : 3.71 x 3.35 m (12.43 m2)
- Double Bedroom : 5.7 x 3.64 m (20.75 m2)
- Double Bedroom : 4.44 x 3.61 m (16.03 m2)
- Double Bedroom : 4.45 x 3.54 m (15.75 m2)
- Office / Study : 3.54 x 3.11 m (11.01 m2)
- Bathroom Ensuite : 4 x 2.63 m (10.52 m2)
- Shower Ensuite : 3.26 x 2.16 m (7.04 m2)
- Bathroom : 2.52 x 4.19 m (10.56 m2)
- Shower : 1.8 x 1.85 m (3.33 m2)
- Guest Toilet : 1.47 x 1.44 m (2.12 m2)
- Box Room : 2.9 x 1.75 m (5.08 m2)
- Single Bedroom : 4.65 x 2.78 m (12.93 m2)
- Garage : 5 x 4.38 m (21.9 m2)
- Walk In Wardrobe : 2.95 x 3.15 m (9.29 m2)
- Workshop : 2.1 x 1.98 m (4.16 m2)
- Open Space : 5.93 x 5.76 m (34.16 m2)

# Gallery































































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