

# House of Character in Gharghur



**Gharghur, Central**



**€1,190,000**

Reference No: 240091058-279

 Total Rooms: **10**

 Floor Area (m<sup>2</sup>) : **246**

 Bathrooms: **3**

 Bedrooms: **3**

# House of Character - For Sale - Gharghur

Gharghur with this exceptional property that seamlessly integrates two houses into one. The entrance welcomes you with a hallway that unfolds into a quaint courtyard, providing a tranquil and inviting outdoor space central to the home's layout. On the left side of the courtyard, there is a thoughtfully designed bedroom featuring a modern en-suite shower room. Above the shower room, a study loft offers a quiet retreat for work or leisure, maximizing the space with its elevated design. To the right, the living quarters are laid out to foster a warm and sociable atmosphere. The sitting room, dining room, and kitchen flow together effortlessly, with the kitchen granting access to an intriguing cellar. This versatile space is perfect for use as a wine cellar or a cozy chill-out area, adding a unique touch to the home. Adjacent to the main living area is a self-contained unit with its own entrance from the main road. This annex includes a shower room on the ground floor, a separate kitchen, making it an ideal space for guests or as a separate living quarter for family members or tenants. The property's charm extends outdoors with two large terraces that promise ample space for entertainment or relaxation. The potential for installing a pool makes this an even more enticing option for those who love outdoor living. Additionally, the inclusion of a lock-up garage for one car adds a layer of convenience and security. Contact your trusted Remax agent today for an immediate viewing and experience firsthand the potential and beauty of this Gharghur house.

## Features

- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Partially Furnished
- ✓ Central Courtyard
- ✓ Space For Pool
- ✓ Roof Terrace
- ✓ En Suite
- ✓ Water Utility
- ✓ A/C
- ✓ Terrace
- ✓ Air Space
- ✓ Well

## Rooms

- ✓ Hallway : 5.51 x 2.1 m (11.57 m2)
- ✓ Double Bedroom : 5.93 x 2.9 m (17.2 m2)

- ✓ Bathroom Ensuite : 2.83 x 1.72 m (4.87 m<sup>2</sup>)
- ✓ Sitting : 5.89 x 4.47 m (26.33 m<sup>2</sup>)
- ✓ Dining : 4.64 x 3.01 m (13.97 m<sup>2</sup>)
- ✓ Kitchen : 2.77 x 2.03 m (5.62 m<sup>2</sup>)
- ✓ Kitchen : 3.37 x 1.92 m (6.47 m<sup>2</sup>)
- ✓ Double Bedroom : 4.62 x 3.2 m (14.78 m<sup>2</sup>)
- ✓ Double Bedroom : 5.72 x 3.46 m (19.79 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.79 x 1.82 m (5.08 m<sup>2</sup>)
- ✓ Shower : 1.85 x 0.86 m (1.59 m<sup>2</sup>)
- ✓ Open Space : 7.66 x 3.26 m (24.97 m<sup>2</sup>)
- ✓ Open Space : 7.48 x 6.28 m (46.97 m<sup>2</sup>)
- ✓ Open Space : 9.15 x 3 m (27.45 m<sup>2</sup>)
- ✓ Open Space : 5.15 x 2.61 m (13.44 m<sup>2</sup>)

# Gallery













**Ian DeGabriele**

RE/MAX Crown - Sliema

M: 99841661

E: [ian@remaxcrown.com](mailto:ian@remaxcrown.com)

T: 21342410

**RE/MAX Crown - Sliema**

166, 169, Tower Road, Sliema, Malta