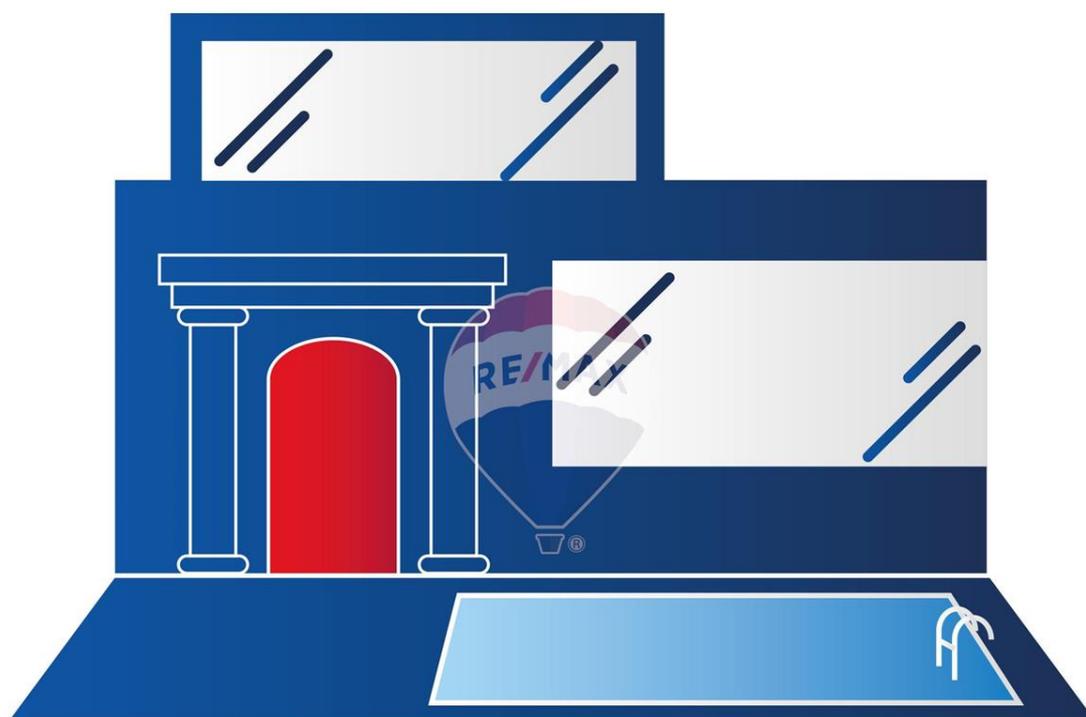


# Villa Detached in San Gwann



San Gwann, Sliema and St Julians Surroundings



**€2,200,000**

Reference No: 240171032-619

 Total Rooms: **8**

 Floor Area (m<sup>2</sup>) : **500**

 Bathrooms: **1**

 Bedrooms: **3**

# Villa Detached - For Sale - San Gwann

Mensija — A well-maintained, fully detached villa requiring modernisation, set on approximately 500 sqm of land in a tranquil residential location. Accommodation comprises an entrance hall; a sitting room to one side and a dining room to the other; a guest toilet/shower; an open-plan kitchen/breakfast/living area; three double bedrooms; and a family bathroom. Externally there is a rear garden with space for a swimming pool, a self-contained flatlet with its own entrance, and a two-car garage. Offered freehold.

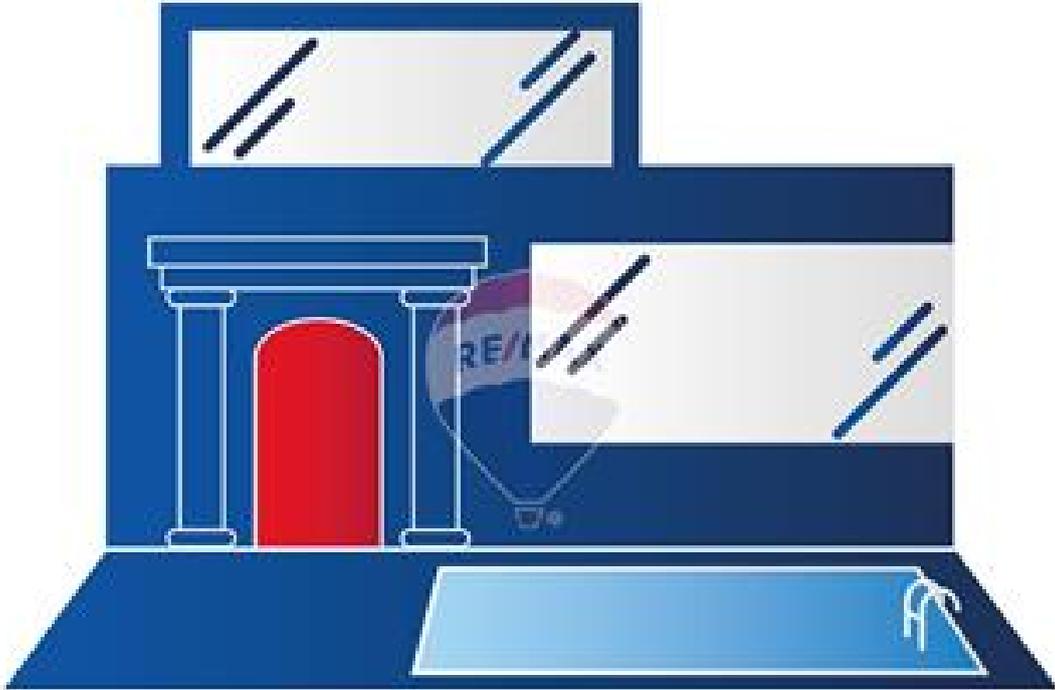
## Features

- ✓ Natural Gas
- ✓ En Suite
- ✓ Floor Heating
- ✓ Electricity Utility
- ✓ Balcony
- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Marble Floor
- ✓ Air Space
- ✓ Front Patio

## Rooms

- ✓ Double Bedroom : 5 x 5 m (25 m2)
- ✓ Double Bedroom : 4 x 4 m (16 m2)
- ✓ Double Bedroom : 4 x 4 m (16 m2)
- ✓ Shower Ensuite : 2 x 3 m (6 m2)
- ✓ Dining : 4 x 4 m (16 m2)
- ✓ Kitchen : 4 x 4 m (16 m2)
- ✓ Living : 5 x 5 m (25 m2)
- ✓ Dining : 5 x 5 m (25 m2)
- ✓ Hall : 4 x 4 m (16 m2)

# Gallery





**Matthew Sultana**

RE/MAX Specialists - Tigne Point

M: 99408671

E: matthew@remax.com.mt

T: 21339121

**RE/MAX Specialists - Tigne Point**

RU21A, The Point Shopping Mall, Tigne Point, Sliema, Malta