

# House of Character in Naxxar



**Naxxar, Central**



**€1,100,000**

Reference No: 240171040-126

 Total Rooms: 10

 Floor Area (m<sup>2</sup>) : 190

 Bathrooms: 3

 Bedrooms: 3

# House of Character - For Sale - Naxxar

Nestled in the heart of Naxxar's UCA area, this charming House of Character combines traditional features with modern comfort, making it an ideal family home. The first floor opens into a welcoming entrance hall leading to a large sitting room, a separate dining area, and a kitchen. A main bathroom is also found on this level, together with a spacious outdoor area featuring a swimming pool — perfect for entertaining and relaxation. On the second floor, the property offers three large double bedrooms, all with en-suite bathrooms, while the main bedroom also includes a walk-in wardrobe. The property enjoys full ownership of the roof and airspace. This is a beautiful home set in one of Naxxar's most desirable residential areas, offering space, character, and tranquillity. Call to set up a viewing.

## Features

- ✓ En Suite
- ✓ A/C
- ✓ Pool
- ✓ Court Yard
- ✓ Balcony
- ✓ Electricity Utility
- ✓ Double Glazed
- ✓ Terrace
- ✓ Air Space
- ✓ Roof Terrace

## Rooms

- ✓ Living : 7.15 x 2.85 m (20.38 m<sup>2</sup>)
- ✓ Hall : 2.66 x 2.68 m (7.13 m<sup>2</sup>)
- ✓ Dining : 5.23 x 2.73 m (14.28 m<sup>2</sup>)
- ✓ Kitchen : 4.03 x 2.55 m (10.28 m<sup>2</sup>)
- ✓ Sitting : 3.96 x 4.47 m (17.7 m<sup>2</sup>)
- ✓ Open Space : 13 x 5 m (65 m<sup>2</sup>)
- ✓ Double Bedroom : 5.12 x 3.07 m (15.72 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 1.85 x 3.07 m (5.68 m<sup>2</sup>)
- ✓ Double Bedroom : 5.66 x 2.69 m (15.23 m<sup>2</sup>)

- ✓ Bathroom Ensuite : 2.61 x 0.95 m (2.48 m2)
- ✓ Double Bedroom : 4.59 x 2.96 m (13.59 m2)
- ✓ Bathroom Ensuite : 1.66 x 2.28 m (3.78 m2)
- ✓ Open Space : 7 x 5 m (35 m2)

# Gallery







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