

# Townhouse in Mosta



**Mosta, Central**



**€1,275,000**

Reference No: 240251096-313

 Total Rooms: **9**

 Floor Area (m<sup>2</sup>): **316**

 Bathrooms: **3**

 Bedrooms: **3**

# Townhouse - For Sale - Mosta

Mosta (UCA) - A rare find to the market is this semi converted wide fronted townhouse with garden and a street level interconnected garage. This is a house with lots of potential to become the family home of your dreams. PA permits in hand for the full conversion. A beautiful hallway welcomes you inside and takes you straight to a kitchen/dining room which lead to a spacious garden with two derelict rooms which used to make part of a farmhouse. Inside these rooms, one can still find original features like the well known 'maxtura' . This outdoor area has approved plans and permits for a pool and decking area. The kitchen and dining/living rooms will have glass walls overlooking the outdoors. Currently semi converted one can actually see one of the rooms which has been turned into a studio apartment housing a kitchen, dining/living room, a bedroom, walkin wardrobe and a shower/toilet. This is situated on the first floor which has a second bedroom. A beautiful landing/ hallway is full of natural light coming in through a bay window getting direct country views stretching across one of Mosta's valleys. On roof level there is a washroom with approved plans for a separate unit/ flatlet housing a kitchenette, bedroom with en-suite shower and two terraces enjoying country views. More than half way through it's final destination this project relieves it's future owners from the major hassles of a completely un-converted house and still leaves a free hand to a personal touch. All this together with its proximity to Mosta's main square this charming townhouse will surely make it to your short list

## Features

- ✓ Kitchen/Dinette
- ✓ Walk in Wardrobe
- ✓ Parquet Floor
- ✓ Electricity Utility
- ✓ A/C
- ✓ Pattern Tiles
- ✓ Space For Pool
- ✓ Balcony
- ✓ Roof Terrace
- ✓ En Suite
- ✓ Entrance Hall
- ✓ Water Utility
- ✓ Soffit Ceilings
- ✓ Wi-Fi
- ✓ Air Space
- ✓ Well
- ✓ Back Yard
- ✓ Garden

## Rooms

- ✓ Double Bedroom : 3.3 x 2.8 m (9.24 m2)
- ✓ Double Bedroom : 4.9 x 4.8 m (23.52 m2)

- ✓ Bathroom : 2.6 x 2.2 m (5.72 m<sup>2</sup>)
- ✓ Box Room : 1.5 x 3.2 m (4.8 m<sup>2</sup>)
- ✓ Hall : 4.6 x 2.1 m (9.66 m<sup>2</sup>)
- ✓ Open Space : 7.5 x 5.6 m (42 m<sup>2</sup>)
- ✓ Open Space : 1 x 2.25 m (2.25 m<sup>2</sup>)
- ✓ Open Space : 6.2 x 4.5 m (27.9 m<sup>2</sup>)
- ✓ Double Bedroom : 3.6 x 3.2 m (11.52 m<sup>2</sup>)
- ✓ Kitchen/Dining : 5 x 3.5 m (17.5 m<sup>2</sup>)
- ✓ Living : 3.5 x 3 m (10.5 m<sup>2</sup>)
- ✓ Garage : 4.9 x 3.8 m (18.62 m<sup>2</sup>)
- ✓ Guest Toilet : 3 x 2.7 m (8.1 m<sup>2</sup>)
- ✓ Shower Ensuite : 2.5 x 0.7 m (1.75 m<sup>2</sup>)
- ✓ Open Space : 7.3 x 1.2 m (8.76 m<sup>2</sup>)
- ✓ Landing : 4.15 x 2.26 m (9.38 m<sup>2</sup>)

# Gallery









**Clive Pollacco**

RE/MAX Advantage

M: 79486346

E: [clivep@remax.com.mt](mailto:clivep@remax.com.mt)

T: 21222123

**RE/MAX Advantage**

Advantage Residential Ltd, Triq Dun Karm, Birkirkara, Malta