

# House of Character in Tarxien



**Tarxien, South**



**€750,000**

Reference No: 240271044-1115

 Total Rooms: **11**

 Floor Area (m<sup>2</sup>) : **270**

 Bathrooms: **2**

 Bedrooms: **3**

# House of Character - For Sale - Tarxien

TARXIEN - A charming converted HOUSE OF CHARACTER situated in a quiet and desirable part of this historical town and a short walking distance to all daily amenities of the town centre. A traditional front door opens into a welcoming entrance hall, overlooking a beautiful courtyard with two wells. On top of the entrance hall there are four rooms which one can turn them into a renting residence with a separate door. On ground floor level one finds a kitchen, separate dining room, living room, sitting room and a guest toilet. On first floor level one can find a main bedroom with a walk-in wardrobe, another bedroom, main bathroom and a lovely terrace overlooking the courtyard with also permits to construct a pool. With some alterations can build the third bedroom. The house is extremely well presented, boasting magnificent period features like xorok, arches and wooden beams. This is a property that one cannot miss!! Call agent to set up an immediate viewing!!! A truly one of a kind property

## Features

- ✓ En Suite
- ✓ Entrance Hall
- ✓ Water Utility
- ✓ Gypsum Plastering
- ✓ Skirting
- ✓ Yard
- ✓ Air Space
- ✓ CCTV
- ✓ Walk in Wardrobe
- ✓ Marble Floor
- ✓ Electricity Utility
- ✓ A/C
- ✓ Double Glazed
- ✓ Central Courtyard
- ✓ Roof Terrace

## Rooms

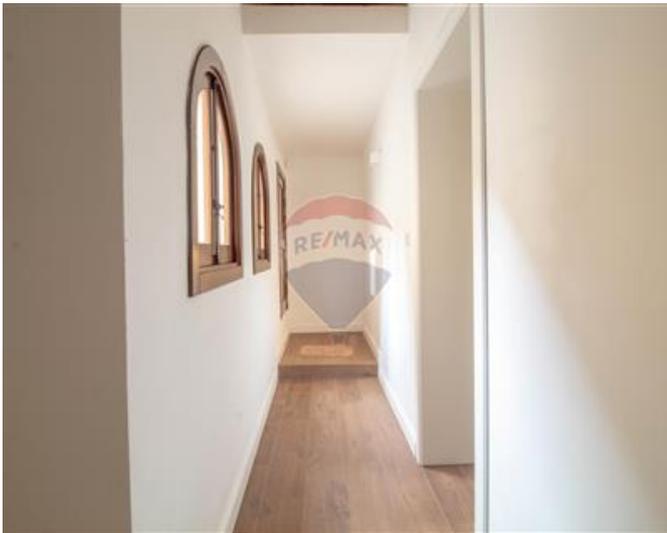
- ✓ Kitchen : 4.2 x 4.8 m (20.16 m<sup>2</sup>)
- ✓ Living : 4.5 x 4.3 m (19.35 m<sup>2</sup>)
- ✓ Dining : 3.9 x 3.2 m (12.48 m<sup>2</sup>)
- ✓ Sitting : 3.1 x 2.7 m (8.37 m<sup>2</sup>)
- ✓ Double Bedroom : 3.5 x 5.3 m (18.55 m<sup>2</sup>)

- ✓ Walk In Wardrobe : 2.3 x 3.5 m (8.05 m<sup>2</sup>)
- ✓ Double Bedroom : 3.5 x 3.9 m (13.65 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 3.7 x 2.5 m (9.25 m<sup>2</sup>)
- ✓ Hallway : 11 x 2.3 m (25.3 m<sup>2</sup>)
- ✓ Hallway : 1 x 6.9 m (6.9 m<sup>2</sup>)
- ✓ Double Bedroom : 3 x 5.4 m (16.2 m<sup>2</sup>)
- ✓ Landing : 5.2 x 1 m (5.2 m<sup>2</sup>)
- ✓ Bathroom : 1.4 x 3.5 m (4.9 m<sup>2</sup>)
- ✓ Guest Toilet : 2.2 x 1.5 m (3.3 m<sup>2</sup>)
- ✓ Open Space : 4.5 x 5.2 m (23.4 m<sup>2</sup>)
- ✓ Open Space : 5.9 x 3.7 m (21.83 m<sup>2</sup>)

# Gallery











**Ian Fenech**

RE/MAX South - Marsascala

M: 79044543

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

T: 21555000

**RE/MAX South - Marsascala**

53, Triq is-Salini, Marsascala, Malta