

# Townhouse in Balzan



**Balzan, Central**



**€2,500,000**

Reference No: 240351001-61711

 Total Rooms: **9**

 Floor Area (m<sup>2</sup>) : **815**

 Bathrooms: **2**

 Bedrooms: **4**

# Townhouse - For Sale - Balzan

This stunning, traditional double-fronted townhouse is located in the heart of Balzan village. The property is surrounded by a large, beautifully garden that features mature fruit trees, space for a pool and a carport. The property has a comfortable, square layout and features a grand entrance hall, formal sitting and dining room, a spacious family living room, a large kitchen on the ground floor. All ground floor rooms have direct access to the garden, making this property full of natural light and also ideal for entertaining. The first floor comprises of four bedrooms, including a main bedroom with an en-suite shower, a guest bathroom with a terrace, and a central living room with a functional log fireplace leading onto a large front terrace. A large washroom is located on the roof level. The property retains all its typical features, such as thick limestone walls, high ceilings, antique patterned floor tiles, stained glass windows, and a stone staircase, as well as intricate stone and iron work. The property is sold complete with air conditioning, a solar water heater, Potez indoor heating, and CCTV/burglar alarm. Additionally, there is a separate flatlet with a total internal area of circa 65sqm that comprises of a double bedroom with a spare WC, an open plan kitchen, living and dining room, and a shower room that opens out onto the garden. Also has its own street access. The property is sold freehold and has been meticulously maintained by its current owners for the past 35 years.

## Features

- ✓ Natural Gas
- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Skirting
- ✓ Air Space
- ✓ Well
- ✓ Garden
- ✓ CCTV
- ✓ Kitchen/Dinette
- ✓ En Suite
- ✓ Marble Floor
- ✓ A/C
- ✓ Terrace
- ✓ Space For Pool
- ✓ Balcony
- ✓ Front Patio
- ✓ Alarm System

## Rooms

- ✓ Hall : 4 x 8 m (32 m2)
- ✓ Living/Dining : 4 x 8 m (32 m2)

- ✓ Sitting/Dining : 4 x 8 m (32 m<sup>2</sup>)
- ✓ Kitchen : 3 x 6 m (18 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 8 m (32 m<sup>2</sup>)
- ✓ Double Bedroom : 4 x 8 m (32 m<sup>2</sup>)
- ✓ Double Bedroom : 3 x 4 m (12 m<sup>2</sup>)
- ✓ Double Bedroom : 3 x 4 m (12 m<sup>2</sup>)
- ✓ Bathroom : 3 x 1.5 m (4.5 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3 x 1.5 m (4.5 m<sup>2</sup>)

# Gallery







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