

# House of Character in Birkirkara



**Birkirkara, Central**



**€1,600,000**

Reference No: 240471022-18

 Total Rooms: **11**

 Floor Area (m<sup>2</sup>) : **600**

 Bathrooms: **3**

 Bedrooms: **3**

# House of Character - For Sale - Birkirkara

Located in an Urban Conservation Area (UCA) and walking distance to all amenities and St Helen's Basilica, is this very cozy, newly refurbished, house of character for sale enjoying outdoor area with pool and Al Fresco Dining area - ideal for entertaining family and guests. House comprises of at ground floor level, an entrance hallway with skylight; spacious Dining/Living area; separate sitting room, separate Kitchen, bathroom and spacious outdoor area with swimming pool, garden area & al fresco dining area. At first floor level, one finds three double bedrooms (master with en suite); separate walk in wardrobe; main bathroom; closed Maltese balcony and back terrace with access going down to pool area. This cozy house benefits from original features such as Kileb, arches, garigor, manger (maxtura), huge old Maltese well and large cleaned shelter/cellar. Also benefits from modern features such as 12 PVC panels, modern lighting throughout and functional fireplace. This stunning house has two separate entrances allowing possibility to divide into two separate units - with potential as a hospitality business. Complementing this lovely property is a carport which can accommodate two/three cars. Freehold.

## Features

- ✓ Kitchen/Dinette
- ✓ Walk in Wardrobe
- ✓ A/C
- ✓ Terrace
- ✓ Air Space
- ✓ Well
- ✓ Back Yard
- ✓ Garden
- ✓ Solar Panels
- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ Pool
- ✓ Court Yard
- ✓ Space For Pool
- ✓ Balcony
- ✓ Roof Terrace
- ✓ Front Patio
- ✓ Pool Deck

## Rooms

- ✓ Dining : 6.5 x 6.6 m (42.9 m<sup>2</sup>)
- ✓ Kitchen : 5 x 3 m (15 m<sup>2</sup>)

- ✓ Hall : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Open Space : 4 x 4 m (16 m<sup>2</sup>)
- ✓ Box Room : 3 x 1.5 m (4.5 m<sup>2</sup>)
- ✓ Box Room : 3 x 1 m (3 m<sup>2</sup>)
- ✓ Box Room : 2 x 1 m (2 m<sup>2</sup>)
- ✓ Double Bedroom : 6 x 3 m (18 m<sup>2</sup>)
- ✓ Double Bedroom : 6 x 4 m (24 m<sup>2</sup>)
- ✓ Double Bedroom : 5 x 5 m (25 m<sup>2</sup>)
- ✓ Bathroom : 2.15 x 1.5 m (3.22 m<sup>2</sup>)
- ✓ Bathroom : 2.5 x 1.5 m (3.75 m<sup>2</sup>)
- ✓ Bathroom : 2.15 x 1.5 m (3.22 m<sup>2</sup>)

# Gallery







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