

LAS LAGUNAS

■■■■■■■■ Las Lagunas

399 000 €

■■■■■■■■ R5457484

4	3	177 m²
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Townhouse with rooftop terrace, solar panels, and 2 parking spaces If you're looking for a spacious, comfortable home perfect for family living, this magnificent townhouse combines space, functionality, and excellent features in a layout designed to make the most of every corner. The house is distributed over three floors, offering privacy between the different areas and plenty of natural light. On the ground floor, a welcoming entrance porch greets you. This floor also features a separate kitchen, a spacious living-dining room with room for the whole family and access to a pleasant back patio, ideal for enjoying al fresco meals, gatherings, or simply relaxing. The first floor houses the sleeping area, comprising three bedrooms, including the master bedroom with an en-suite bathroom. There is also a second full bathroom and a practical enclosed and glazed terrace, perfect as an office, reading nook, gym, or multipurpose space. On the second floor, we find a completely independent fourth bedroom with its own bathroom and access to a fantastic open rooftop terrace, an ideal space to enjoy the sun, create a chill-out area, or simply relax in complete privacy. The property also includes two parking spaces and solar panels, an increasingly valued feature that improves energy efficiency and reduces electricity consumption. Main features: Townhouse distributed over three floors. Entrance porch. Separate kitchen. Spacious living-dining room. Back patio. 4 bedrooms. Master bedroom with ensuite bathroom. 3 bathrooms. Enclosed and glazed terrace. Open rooftop terrace. 2 parking spaces. Solar panels. Spacious and highly functional home. An ideal home for those seeking spaciousness, comfort, and outdoor areas, designed for year-round enjoyment. Contact us for more information or to schedule a viewing. We'd be delighted to show it to you. The price shown does not include taxes or fees. A 7% Property Transfer Tax (ITP) will be applied, in addition to notary fees (approx. 0.3%-0.5%) and Land Registry fees (approx. 0.1%-0.3%) on the sale price. These amounts are for informational purposes only and may vary depending on the specific circumstances. For this property, the approximate costs will be: Property Transfer Tax (ITP): €30,625 Notary fees: Between €1,312.50 (0.3%) and €2,187.50 ■(0.5%) Property ■Registry ■fees: ■Between €437.50 ■(0.1%) ■and ■€1,312.50 ■(0.3%) The ■purchase of ■this ■property does ■not ■involve any ■real ■estate ■brokerage ■fees for the ■buyer. The ■property ■is ■sold ■partially ■furnished.

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