



FINCAS M & M INMOBILIARIA

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Bormujos

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Reference: **1300-100970**
Property type: Chalet Independiente
Sale/rent: For sale
Price: **415.000 €**
Condition: Reformed



Town: Valencina de la Concepción
Province: Sevilla
Postal code: 41907
Zone: Valencina de la Concepción



Sqm built:	215	Floor:	parquet	Air conditioner:	cold/hot
Plot sq.meters:	1000	Garages:	1	Hot water:	centralized
Sqm terrace:	16	Terraces:	2	Heating energy:	Eléctrico
Bedrooms:	5	Orientation:	east	Bathrooms:	3
Antiquity:	1984	Toilets:	1	Outward/Inward:	outward
Community fees/month:	70				

Description:

SUPER INDEPENDENT CHALET IN PRESTIGIOUS URBANIZATION WITH 24 HOUR ACCESS CONTROL

LIVE NOW IN ONE OF THE BEST AREAS OF ALJARAFE, just 10 minutes from Seville.

LOCATION: Located in Urb. Las Pilas, in the central area, between Gines and Valencina de la Concepción, with a bus stop at the entrance of the urbanization to Seville every 30 minutes to Plaza de Armas and a school bus with a link to the most prestigious public and private schools such as the COLEGIO DE EUROPA and 5 minutes from the taxi rank.

DESCRIPTION: SUPER INDEPENDENT CHALET of 215 m2 on a plot of 1000 m2, with a fabulous GARDEN WITH PALM TREES, artificial grass, light in the garden by solar panels, a CHILLOUT AREA next to the POOL-JACUZZI ideal for summer days with the family and friends.

It also has access to its covered garage with automatic door on the ground floor of the house.

Once inside the house we find a fabulous hall with access to ITS GREAT LIVING ROOM with large windows that provide plenty of light and entrance to its spectacular kitchen with electrical appliances and exit to the rear of the chalet.

On the other side of the hall, we access a corridor with an entrance to an INDEPENDENT LIVING ROOM with large windows, a bathroom with a shower and another LARGE double BEDROOM suite with its private bathroom with a shower and bathtub.

Indicate that in the hall there is a spiral staircase that gives access to the ground floor towards the garage and to the upper floor with 2 DOUBLE BEDROOMS WITH A LARGE PRIVATE TERRACE EACH ONE, one with 8 m2 with SPECTACULAR VIEWS TOWARDS THE PLOT AND URBANIZATION, and REAR TERRACE in the other bedroom of 16 m2 at the back.

Added values: Renovated villa with parquet flooring, climalit aluminum windows, fitted wardrobes in all bedrooms, SWIMMING POOL-JACUZZI, CHILL-OUT AREA, 24-hour SECURITY and ACCESS CONTROL.

FEES BY THE BUYER INCLUDED IN THE SALE PRICE.

(Other taxes not included: ITP, AJD if applicable, Notary, Registry and possible financing expenses)- POSSIBILITY OF GETTING 100%.

By express mandate of the property, please do not disturb it and neighbors or other people in order to manage the property confidentially, safely and with good management.

DIA (Abbreviated Information Document) available to customers in accordance with Decree 2218/2005 of the Junta de Andalucía.
