



Reference: **1425-100999V**
 Property type: Chalet Independiente
 Sale/rent: For sale
 Price: **500.000 €**
 Condition: Good condition



Town: Espartinas
 Province: Sevilla
 Postal code: 41807
 Zone: ESPARTINAS



Sqm built: 212	Floor: stoneware	Air conditioner: cold/hot
Plot sq.meters: 793	Garages: 5	Hot water: centralized
Heating energy: Eléctrico	Bedrooms: 4	Bathrooms: 3
Toilets: 1	Outward/Inward: outward	

Description:

BEAUTIFUL DETACHED VILLA WITH POOL

BEAUTIFUL TWO-STOREY HOUSE measuring 212 m2 according to the land registry on a 793 m2 plot.

We are located in a **QUIET LOCATION**, 3 minutes from Espartinas village, on the Espartinas to Sanlúcar la Mayor road, very close to schools.

On the ground floor, we find an entrance hall, a toilet, a **LARGE LIVING ROOM WITH A BEAUTIFUL KITCHEN**, access to the garden, a double bedroom with its own bathroom and dressing room. The kitchen is furnished and equipped with appliances, has a pantry, and a separate laundry room.

On the **UPPER FLOOR**, overlooking the living room, we find a **RELAXATION AREA**, used as an **OFFICE AND LIBRARY AREA**, 1 single bedroom with a built-in wardrobe, plus 2 spacious bedrooms, one of which is a double suite with its own bathroom, as well as another bathroom for the other bedrooms.

Please note that the other bedrooms also have built-in wardrobes, and an ironing room where the solar panel unit for electricity and hot water is located.

The garden is magnificent, with artificial grass, parking for 5 cars with access from another street, and an **INDOOR POOL** with aluminum enclosure and built-in shower.

The home is **PLENTY OF LIGHT**, being a corner property, and has daylight hours throughout.

NO FEES FOR THE BUYER. Other expenses not included: Property Transfer Tax (ITP) or Property Transfer Tax (ADJ), if applicable, Notary Public, Registry, Agency, and possible financing costs.

WE HAVE A FINANCIAL TEAM TO SUPPORT YOU EVERY WAY THROUGHOUT THE SALES PROCESS AND GET THE MOST RESPONSIBLE FINANCING.

DIA (Abbreviated Information Document) is available to clients in accordance with Decree 218/2005 of the Regional Government of Andalusia.
