



REF: # 13328

ALBIR (ALBIR)



#### INFO

PRIS: 450.000 €

BOLIG TYPE: Villa

STED: Albir (Albir)

SOVEROM: 5

Bad: 3

BOAREAL ( m2 ): 267

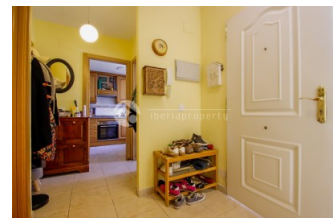
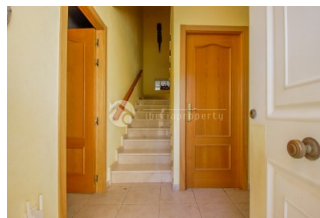
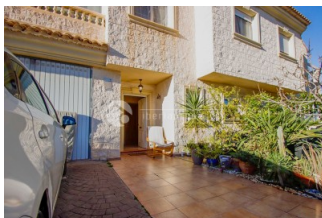
TOMT ( m2 ): 107

Terrasse ( m2 ): -

ÅR: 2004

ETASJER: 1

MELDING -



#### BESKRIVELSE

Looking for real space, comfort and a quiet residential setting with a communal swimming pool? This townhouse offers it all. With 306 m<sup>2</sup> built (267 m<sup>2</sup> usable), it features generous rooms, a practical multi-level layout and excellent private outdoor areas. Layout Basement: private gym, reading/library area and a walk-in wardrobe. Main floor: large living-dining room opening onto a covered terrace, modern kitchen, guest WC, entrance hall, garage and porch. Upper floor: 4 bedrooms, 2 full bathrooms, an open terrace and a charming viewpoint terrace. Key features Air conditioning in every room Traditional Arab-style roof tiles Private plot with front patio and rear garden (approx. 103 m<sup>2</sup>) Perfect for families seeking space, comfort and shared amenities with a pool—plus their own outdoor area.

#### ENERGETIC CERTIFIED

Image type unknown

<https://www.iberiaproperty.no/assets/images/viass/energy-house>

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>STIL</b> <ul style="list-style-type: none"> <li>Contemporary</li> <li>Mediterranean</li> </ul>                                                                                    | <b>UTSIKT</b> <ul style="list-style-type: none"> <li>Panorama</li> <li>Fjell utsikt</li> </ul>                                                                                                                                                              | <b>AIRCONDITION</b> <ul style="list-style-type: none"> <li>Stue</li> <li>Soverom</li> </ul>                                                                                   | <b>DISTANSE TIL :</b> <div>Strand : 1 Km</div> <div>Flyplass: 40 Km</div> <div>Sentrum : 500 m</div> |
| <b>ORIENTERING</b> <div>South</div>                                                                                                                                                  | <b>PARKERING NR BILER</b> <div>Garasje nr biler : 2</div>                                                                                                                                                                                                   | <b>SKATT</b> <div>Community : 1.000 €</div> <div>I.B.I : 820 €</div>                                                                                                          | <b>HOVED BOLIG</b> <ul style="list-style-type: none"> <li>Bad on suite</li> </ul>                    |
| <b>FLOORING</b> <ul style="list-style-type: none"> <li>Stein</li> </ul>                                                                                                              | <b>KJØKKEN</b> <ul style="list-style-type: none"> <li>Lukket kjøkken</li> <li>Hvitevarer</li> </ul>                                                                                                                                                         | <b>HAGE TERASSER</b> <ul style="list-style-type: none"> <li>Ooverbygd terrasse</li> <li>Utebelysning</li> <li>Palme trær</li> <li>Stein murer</li> <li>Felles hage</li> </ul> | <b>OPPVARMING</b> <ul style="list-style-type: none"> <li>Sentral gas oppvarming</li> </ul>           |
| <b>EXTRA</b> <ul style="list-style-type: none"> <li>Innebygde garderober</li> <li>Alarm</li> <li>Sikkerhets dør</li> <li>Sattelit TV</li> <li>Lager rom</li> <li>Internet</li> </ul> | <b>ENERGETIC CERTIFIED</b> <div>energy house</div> <div>Image type unknown</div> <div><a href="https://www.iberiaproerty.no//assets/images/viass/energy/C_en-energy.png">https://www.iberiaproerty.no//assets/images/viass/energy/C_en-energy.png</a></div> |                                                                                                                                                                               |                                                                                                      |

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