

## Sales - House - Elviria

# 1.198.000€

Elviria

House

IBI: 1,831 EUR / year

Rubbish: 278 EUR / year



4



2.5



347 m2



1100 m2

Rustic style villa distributed over three floors, located in a quiet area of Elviria. The property has four bedrooms, two bathrooms and a toilet, a fully fitted kitchen and a spacious living room. It is characterized by its high ceilings, its Andalusian style and the large basement with an area of 200 m2. It also has a garage with capacity for three cars.

### Orientation

✓ South

### Pool

✓ Private

### Climate Control

✓ Pre Installed A/C  
✓ Central Heating  
✓ Fireplace

### Views

✓ Mountain  
✓ Country  
✓ Garden  
✓ Pool

### Features

✓ Fitted Wardrobes  
✓ Storage Room  
✓ Utility Room  
✓ Basement

### Furniture

✓ Not Furnished  
✓ Optional

### Kitchen

✓ Fully Fitted

### Garden

✓ Private  
✓ Easy Maintenance

### Security

✓ Alarm System

### Parking

✓ Garage  
✓ Covered  
✓ More Than One

### Utilities

✓ Electricity  
✓ Drinkable Water  
✓ Telephone  
✓ Gas

### Category

✓ Reduced













































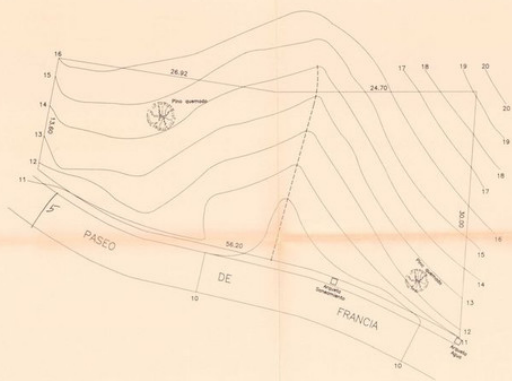




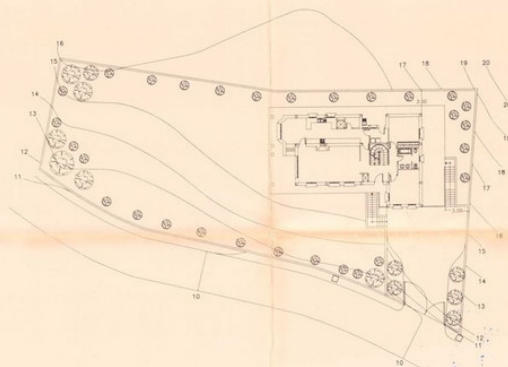




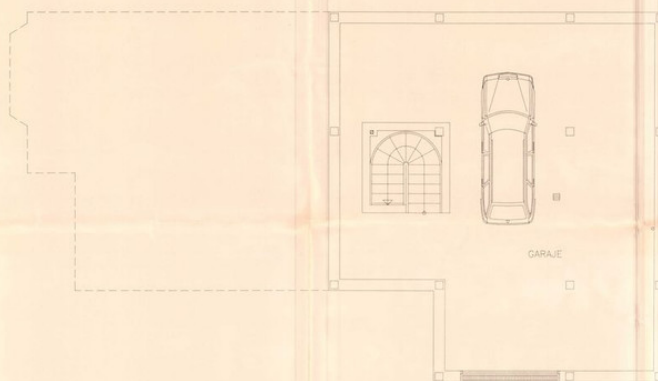




TOPOGRAFICO ACTUAL



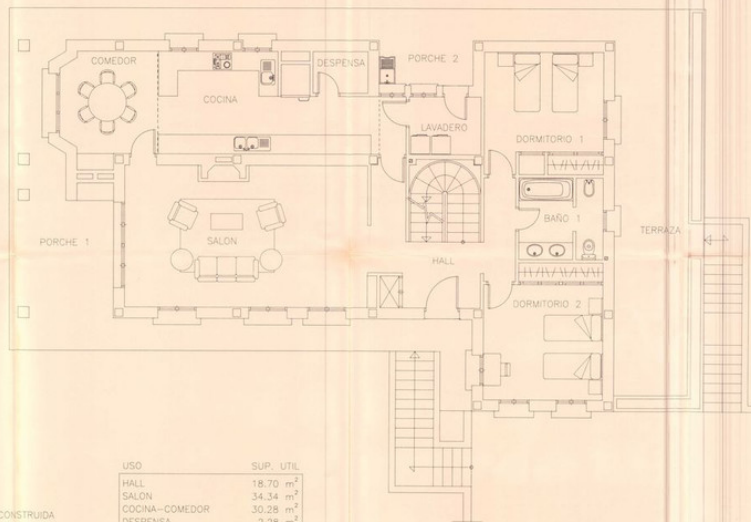
EMPLAZAMIENTO ACOTADO



USO	SUP. UTIL
GARAJE	90,03 m <sup>2</sup>
TOTAL SUP. UTIL P.SOTANO	90,03 m <sup>2</sup>

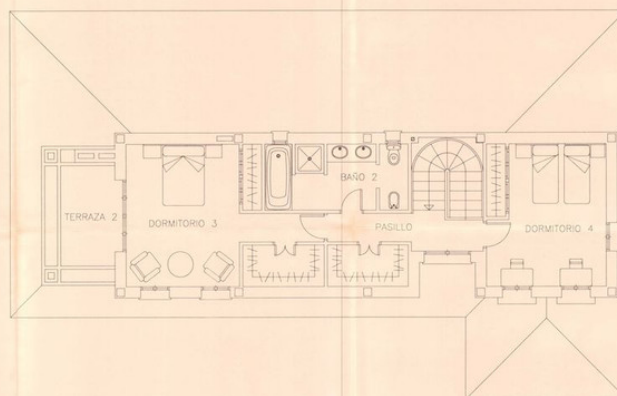






USO	SUP. CONSTRUIDA
PLANTA BAJA	154.65 m <sup>2</sup>
PORCHE 2	2.07 m <sup>2</sup>
<b>TOTAL SUP. CONSTRUIDA</b>	<b>156.72 m<sup>2</sup></b>

USO	SUP. UTIL
HALL	18.70 m <sup>2</sup>
SALON	34.34 m <sup>2</sup>
COCINA-COMEDOR	30.28 m <sup>2</sup>
DESPENSA	2.28 m <sup>2</sup>
LAVADERO	4.05 m <sup>2</sup>
DORMITORIO 1	14.18 m <sup>2</sup>
DORMITORIO 2	15.36 m <sup>2</sup>
BAÑO 1	6.58 m <sup>2</sup>
PORCHE 1	20.27 m <sup>2</sup>
PORCHE 2	4.13 m <sup>2</sup>
TERRAZA 1	35.77 m <sup>2</sup>
<b>TOTAL SUP. UTIL</b>	<b>185.94 m<sup>2</sup></b>



USO	SUP. CONSTRUIDA
VIVIENDA	75.19 m <sup>2</sup>
<b>TOTAL SUP. CONSTRUIDA P.ALTA</b>	<b>75.19 m<sup>2</sup></b>
<b>TOTAL SUP. CONSTRUIDA PLANTA BAJA + PLANTA ALTA</b>	<b>235.91 m<sup>2</sup></b>

USO	SUP. UTIL
PASILLO + (armario)	8.24 m <sup>2</sup>
BAÑO 2	8.90 m <sup>2</sup>
DORMITORIO 3	22.97 m <sup>2</sup>
DORMITORIO 4	16.60 m <sup>2</sup>
TERRAZA 2	5.36 m <sup>2</sup>
<b>TOTAL SUP. UTIL P.ALTA</b>	<b>62.07 m<sup>2</sup></b>





