



REF: # 12972

ALBIR (ALBIR CENTRO)



INFO

**PRIX:** 1.180.000 €

**TYPE:** Villa

**CITY:** Albir (Albir centro)

**CHAMBRES:** 6

**Ba ENFANTS:** 7

**Built ( m2 ):** 418

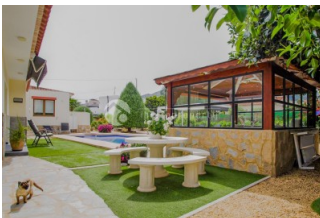
**pas ( m2 ):** 1.098

**Terrasse ( m2 ):** -

**A ENFANTS:**

**de plante:** 1

**MESSAGE** -

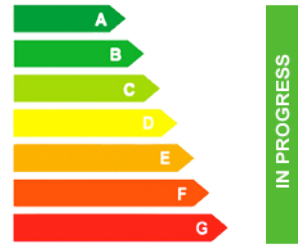


DESCRIPTION

We present this spectacular one-of-a-kind property located in the heart of Albir, just 50 metres from the commercial and service area and only 1KM metres from Albir Beach. A home that combines total privacy with the comfort of having everything within easy reach. Completely renovated in 2016, this villa offers two independent dwellings on the same plot, making it an ideal option for large families, tourism use, or as a dual residence. Layout and spaces: 6 spacious and bright bedrooms designed for comfort and relaxation 7 full bathrooms plus guest toilets, modern and well-distributed 2 large living rooms, perfect for family gatherings or relaxation 3 fully equipped kitchens, one of them outdoors—ideal for enjoying cooking in the open air A large private garden with meticulously maintained green areas and charming corners Private swimming pool, perfect for summer refreshment or year-round use Chill-out area with sofas and hammocks, ideal for reading, sunbathing or just relaxing Excellent orientation allows sunlight all day, creating warm and lively spaces. The property also features solar panels, improving energy efficiency and sustainability. Highlights: Prime location in the centre of

Albir Two independent homes on a single plot Maximum privacy Great potential as a primary residence or tourist investment Outdoor spaces designed for year-round enjoyment."

## CERTIFICAT ÉNERGÉTIQUE



<b>STYLE</b> <ul style="list-style-type: none"> <li>• moderne</li> <li>• contemporain</li> <li>• Rustico</li> <li>• Méditerranée</li> </ul>	<b>VIEW</b> <ul style="list-style-type: none"> <li>• Panoramico</li> <li>• une vue sur la montagne</li> </ul>	<b>CLIMATISATION</b> <ul style="list-style-type: none"> <li>• manger</li> <li>• chambres</li> </ul>	<b>DISTANCE :</b> Beach : 200 m aéroport: 30 Km : 50 m
<b>POSITION</b> Est sud	<b>MEUBLÉ</b> <ul style="list-style-type: none"> <li>• meublé</li> </ul>	<b>PARKING PAS. CAR</b> Garage no. Car : 4	<b>ÉTAGE</b> <ul style="list-style-type: none"> <li>• tuiles</li> <li>• bois</li> </ul>
<b>CHAMBRE</b> Vivre: 50 m m Cuisine : 1 chambres:3 Ba ENFANTS : 3	<b>CUISINE</b> <ul style="list-style-type: none"> <li>• cuisine</li> <li>• cuisine fermée</li> <li>• cuisine équipée</li> <li>• granit</li> </ul>	<b>JARD RIVIÈRE ET TERRASSES N</b> <ul style="list-style-type: none"> <li>• Terrasse couverte</li> <li>• Terrasse ouverte</li> <li>• Feux extérieurs</li> <li>• arbres fruitiers</li> <li>• Palm</li> <li>• Playground</li> <li>• Paysage</li> <li>• clôtures</li> <li>• murs en pierre</li> <li>• cuisine d'été</li> <li>• barbecue / grill</li> <li>• Jard RIVER n privée</li> </ul>	<b>CHAUFFAGE</b> <ul style="list-style-type: none"> <li>• chauffage électrique</li> </ul>
<b>EXTRA</b> <ul style="list-style-type: none"> <li>• intégré</li> <li>• Porte de sécurité</li> <li>• porte Videocamara</li> <li>• Satellite TV</li> <li>• stockage</li> <li>• Laundry</li> <li>• Internet</li> </ul>	<b>CERTIFICAT ÉNERGÉTIQUE</b>		



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