

€850,000 House / Villa - Sold

**Exclusive semi-detached house near Avd de Europa with a 60 m2 private garden, and direct access to the community pool.**

Spain » Madrid » Pozuelo » 28224

<b>5</b>	<b>5</b>	<b>289m<sup>2</sup></b>	<b>60m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## House with a perfectly maintained 60 m<sup>2</sup> garden , community pool and green areas for sale just 5 minutes from Avenida de Europa and the light metro in Pozuelo.

Lucas Fox Properties International is proud to present you this exclusive townhouse close to Avenida de Europa. It is a property that makes the most of space, for the enjoyment of family-friendly life in a wonderful area of Pozuelo, near the station. It boasts an excellent location, close to transport amenities and with very easy access to Avenida de Europa.

The property, with 289 m<sup>2</sup> built according to cadastre, presents the main floor with all the essential parts of the house and with its magnificent well-kept private garden . It is an ideal house for a family, as it is very comfortable and bright and has a very cozy exterior area. From this private garden , access to the community pool is offered, without having to leave the property, for greater comfort and tranquility of its inhabitants.

The house has three floors:

Upon entering through the main floor , we will find the entrance hall with access to a large living-dining room with large windows, fireplace and unobstructed views of the garden area. The spacious open-plan living-dining room has plenty of natural light, thanks to French windows that open directly onto the exterior area. In addition, it offers a beautiful kitchen completely renovated three years ago, equipped and very bright. We also have a nice guest toilet.

The first floor houses most of the night area, made up of three bedrooms with large built-in wardrobes, including the main bedroom that has its private bathroom and a large dressing room. It is completed with a bathroom to service the bedrooms on this floor.

The entire floor of the attic is currently used as an study area with large Velux windows, accompanied by two air consoles for the hottest days. It is possible to convert it to any other use. Likewise, we have another ventilated space where we could set up another work area.



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Terrace, Swimming Pool, Garden,  
 Private garage, Wooden flooring,  
 Natural light, Parking, Walk-in wardrobe,  
 Utility room, Transport nearby, Playroom,  
 Near international schools, Heating,  
 Exterior, Equipped Kitchen, Chill out area,  
 Barbecue, Balcony, Alarm

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In the lower ground floor, there are other additional spaces, such as the meeting room and the staff bedroom with a full bathroom . There is also a pantry and cleaning area. On this same floor, there is access to the garage with capacity for a large car .

In short, the property has everything one needs to enjoy a cozy and safe home.

Do not think twice and come see this property. Contact Lucas Fox by phone or email today to arrange a viewing. We work seven days a week to be able to adapt to the needs of our clients. You can also visit us at our Lucas Fox lounge at Avenida de Europa, 38 in Pozuelo so we can study your requirements in more detail and help you find the perfect home or investment.

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