

€795,000 House / Villa - For sale

## Cozy townhouse with 285 square meters built, with 4 generous bedrooms on the same floor.

Spain » Madrid » Pozuelo » 28224

**4** Bedrooms      **3** Bathrooms      **285m<sup>2</sup>** Floorplan



Contact us today for more information or to arrange a viewing

+34 699 095 185 • [pozuelo@lucasfox.es](mailto:pozuelo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Avda. de Europa 38, Pozuelo de Alarcón, Spain

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### OVERVIEW

## Great townhouse in perfect condition for sale in a beautiful development with comfortable communal areas and nearby public transport in Pozuelo.

Lucas Fox is proud to present this magnificent house, located just 8 minutes from the Pozuelo de Alarcón Renfe station, 5 minutes from Kensington School and 3 minutes from Pozuelo town hall. It consists of four bedrooms distributed with an area of 285 m<sup>2</sup>.

We access the property through the entrance hall that offers us a direct view of the living-dining room with access to the exterior and the garden area, which is part of the communal areas. Crossing the hallway we will leave on the left the stairs that take us to the upper and lower floors and the entrance to the garage. On this same floor, we will find to our right, the large kitchen with a dining area that will allow us to enjoy a cozy room with abundant natural light thanks to its double orientation, perfect for breakfasts and family meals.

The upper floor is used exclusively for the bedroom area. The east wing of the house is occupied by three spacious and bright bedrooms with generous built-in wardrobes and a terrace, which share a completely renovated bathroom with a shower. On the opposite side of the hall, there is the main bedroom with an elegant full bathroom and its own terrace.

On the lower ground floor, there is a beautiful multipurpose room with a fireplace and access to the porch, ideal for family gatherings. It also has a full bathroom, a large storage room, as well as a storage area.

We have the advantage of being able to directly access the communal areas from the same property, making it very safe, especially for the little ones.

In the technical section, it should be noted that the house is partially renovated; for example, the windows, the passage doors and the stone facade. It has split air conditioning in several rooms and mains gas heating.



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Swimming Pool, Garden, Natural light, Parking, Communal terrace, Utility room, Transport nearby, Storage room, Playground, Heating, Equipped Kitchen, Double glazing, Barbecue, Balcony, Air conditioning

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We are looking at a single-family home of comfortable dimensions, partially updated, in good general condition and located in a completely consolidated area, which has all kinds of amenities in the immediate vicinity and a short walk from the centre of Pozuelo de Alarcón. The ideal home for a family looking for spacious rooms and exterior space in a well-connected location with easy access to main roads.

Please contact Lucas Fox by phone or email 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 the Lucas Fox lounge, on Avenida de Europa, 38 in Pozuelo. This way we can analyze your requirements in more detail and help you find the perfect home or investment.

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