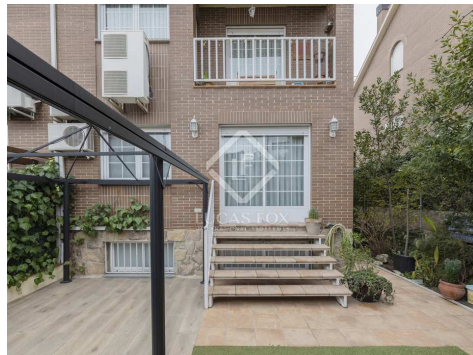


€1,199,000 House / Villa - For sale - New listing

## Fantastic semi-detached house for sale very close to San Luis de los Franceses, great location in Pozuelo.

Spain » Madrid » Pozuelo » 28224

|          |           |                         |                         |
|----------|-----------|-------------------------|-------------------------|
| <b>5</b> | <b>5</b>  | <b>266m<sup>2</sup></b> | <b>266m<sup>2</sup></b> |
| Bedrooms | Bathrooms | Floorplan               | Plot size               |



Contact us today for more information or to arrange a viewing

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### OVERVIEW

**semi-detached villa for sale in an excellent location in Pozuelo, surrounded by schools and amenities, for a family with children and with public transport less than five minutes away.**

Lucas Fox Properties International presents this semi-detached villa for sale, in Pozuelo with easy access to the M-40 and A-6. With a constructed area of 286 m<sup>2</sup> according to cadastre, this property offers a high standard of living and guarantees the tranquility, privacy and security of its residents. The house is ideal for a family and enjoys spacious, comfortable and very bright rooms, a sunny and very cozy exterior terrace with direct access to the communal areas.

The property, with 286 m<sup>2</sup> built according to cadastre, has a main floor with access to the porch and communal areas. It is a comfortable and bright house, ideal for a family, with a very cozy exterior area and a community pool.

The property has two main floors, plus the basement and the attic floor .

Upon entering through the main floor , an elegant entrance hall leads us to a large living-dining room with large windows and unobstructed views of the porch. The spacious open-plan living-dining room has plenty of natural light, thanks to floor-to-ceiling windows that open directly to the exterior area. In addition, it offers a beautiful and bright kitchen, fully equipped with an office area. It is perfect for family meals, with a large dining room area. We also have a nice guest toilet on this floor.

The first floor houses most of the night area, made up of three bedrooms with large built-in wardrobes. One of these bedrooms has a private bathroom and a second bathroom is offered to serve the floor.

On the attic floor , we find a large bedroom of more than 25 m<sup>2</sup>, currently divided for two, and a private bathroom with a shower. Likewise, the floor offers a work area that could be converted into a multipurpose room, if necessary.

On the lower ground floor, there are other additional spaces such as a meeting or cinema room with large storage closets and a bathroom with a laundry area. On this same floor, access is offered to the garage with capacity for two cars, with an electric door.



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Terrace, Swimming Pool, Wooden flooring, Natural light, Parking, Utility room, Transport nearby, Storage room, Playroom, Exterior, Equipped Kitchen, Double glazing, Beauty salon, Barbecue, Balcony, Air conditioning

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Likewise, the property is equipped with numerous storage closets, oil heating and air conditioning in all rooms.

Regarding the exterior, the rear area boasts a beautiful garden area with an exterior terrace to enjoy a good barbecue with the family.

In summary, this beautiful house is presented in perfect condition, so we are faced with an updated property, ready to move into, in the centre area of Pozuelo.

Don't think twice and come see this property. Contact Lucas Fox today 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 our Lucas Fox lounge on 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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