

house for sale Brenes, Vega Del Guadalquivir



This residential property, built in 1987, is an upper-floor detached house with a terrace, a large walkable rooftop (roof terrace) and a 200 m2 garage/commercial space, located in the centre of Brenes, **JUST 15 MINUTES FROM SEVILLE**. The property is in its original condition and has been very well maintained, standing out for its brightness and functional design. ~On the first floor, there is a spacious living room with a separate dining area, a fitted kitchen with a large pantry unit, three generous bedrooms (two of which have access to a balcony), a full bathroom with an additional built-in wardrobe, and a terrace that includes a storage room. ~On the ground floor, there is a bathroom and approximately 200 m2 of versatile space with a wide range of potential uses, along with a rear patio. This area could be used as a garage or even converted into rental apartments. ~The property is close to a wide range of amenities, including schools, supermarkets, banks, cafés, shops, and bus and train stops. ~Location Description~This area offers a residential setting that stands out for its convenience and accessibility to essential services. The proximity to educational institutions is particularly noteworthy, with Manuel de Falla Primary School just a 2-minute walk away (150 m), and other schools such as Jacarandá Secondary School within a 9-minute walk (700 m), making it ideal for families with school-age children. ~In terms of shopping, several supermarkets are located within a 14-minute radius, making daily errands easy and enhancing quality of life. In addition, multiple pharmacies can be found within a 10-minute walk, ensuring access to basic healthcare. ~The natural surroundings are also easily accessible, with six parks within an 11-minute radius. The closest, Parque del Cható, is just 7 minutes away (600 m), offering green spaces for leisure and outdoor activities. ~Finally, Brenes train station is a 9-minute walk away, providing connections to other areas and further enhancing the appeal of the location. ~Overall, the variety of nearby amenities within

walking distance makes this a well-equipped area suitable for different lifestyles, reducing reliance on a car and improving residents' quality of life.~~An additional €5,600 agency fee must be added to the price.~~My colleagues at Best Credit can assist you in finding the best financing options for this property—please feel free to ask if needed.~~Important note: The information provided is for guidance only and may be subject to errors or omissions. Notary fees and taxes arising from the purchase are not included in the price.

property details

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| Spanishstate id: | 6377407 |
| reference:: | 14077-MVR |
| close to/ located: | Brenes |
| region: | Vega Del Guadalquivir |
| property type: | house |
| rooms: | 3 |
| property surface: | - m2 |
| surface plot: | - m2 |
| price: | € 235.000 |

contact

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|--------------------|------------------------------|
| real estate agent: | Best House Guanarteme |
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