

house for sale Salamanca Centro 37001, Campo De Salamanca



"OPPORTUNITY !! Exclusive and unique single-family home for sale with these characteristics next to cathedrals in a pedestrian street! Together Huerto Calixto and Melibea, bright single-family house built in 1998 with magnificent qualities and located in a privileged environment ! Distributed over 4 floors with a total of about 294 m2 useful.

The basement, 120 m2 useful, has a beautiful and spacious 26 m2 cellar with natural light, a French fireplace, a kitchen and a pantry. 41 m2 private garage with capacity for 3 large cars and storage rooms. There is also another unit, now used as a gym, of about 27 m2.

On the ground floor there is a beautiful and bright living room of 44 m2 useful and large windows to two patios, one of them with approximately 40 m2, with views of cathedrals and another of about 12 m2, a large equipped kitchen of 20 m2, a toilet and storage room.

The first floor has 3 bedrooms (17, 15 and 13 m2) including 6 fitted wardrobes, 2 full bathrooms and a terrace.

And in the upper attic, about 40 m2, open with a small terrace.

150 m2 plot with two terraces and two patios.

Underfloor heating with 2 different circuits and 14 thermostats to regulate the temperature. Solid parquet floors of elondo, parquet, marble and ceramic. Security system with connection to alarm center and armored doors. Villamayor stone and granite facade. High-density polystyrene thermal insulation.

It has hot and cold air conditioning in the living room and attic.

Energy efficiency certificate in process for the property."

Detached house or chalet

4 floors

350 m² built, 294 m² useful

4 bedrooms

3 bathrooms

Plot of 150 m²

Parking space (for 3 cars) included in the price

Second hand / good condition

Storage room

Built in 1998

Individual heating: Cold / heat pump

Energy certification: pending

property details

Spanish state id:	4997770
reference::	-
close to/ located:	Salamanca Centro 37001
region:	Campo De Salamanca
property type:	house
rooms:	5
property surface:	350 m2
surface plot:	150 m2
price:	€ 1.250.000

contact

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