

## house for sale San Juan De Aznalfarache, Metropolitana De Sevilla



Spacious 200 m2 House with Dual Access and 85 m2 Garage in San Juan de Aznalfarache~~With a built area of 200 square metres on a 95 square metre plot, and access from two different streets, this property offers generous space, comfort and versatility for any purpose — whether as a permanent residence or as an investment thanks to its excellent location.~~The property benefits from two separate entrances. At the main entrance, you are welcomed by a hallway providing access either to the staircase leading to the living area or to the impressive 85 m2 garage on the ground floor.~~Upstairs, a landing leads to the spacious living/dining room, the true heart of the home. Adjacent is the kitchen, which opens onto an exterior balcony. On the first floor, there are three large bedrooms, two of which face the main façade, as well as a fully fitted bathroom.~~The property is equipped with split air conditioning. High-quality materials have been used throughout, including porcelain stoneware flooring and white lacquered aluminium carpentry. The exceptional attention to detail makes this house a truly unique home.~~On the rooftop, accessible directly from inside the house, there is an additional room suitable for use as a storage area.~~Welcome to San Juan de Aznalfarache!~~This charming municipality invites you to explore its dynamic and thriving surroundings, where you will find a wide range of services just minutes away.~~Immerse yourself in nature with Plaza Nelia, a beautiful park managed by the Town Council of Mairena del Aljarafe, located just a 10-minute walk away. With its generous green spaces, it is perfect for relaxing or enjoying a pleasant stroll outdoors.~~For daily shopping, there are five supermarkets within a 15-minute radius, ensuring everything you need is close at hand. You will also discover a wide variety of restaurants and dining options offering both local and international cuisine.~~Families will appreciate the proximity of six schools, including José Payán Garrido Primary School, just six minutes away. Additionally, with nine pharmacies within 14 minutes, healthcare services are always nearby.~~For convenient transport connections, there are nine bus stops just minutes away, including Avenida Palomares (Centro) only two minutes from the property, as well as two Metro stations providing direct access to Seville.~~San Juan de Aznalfarache welcomes you with comfort, convenience and a wide range of amenities at your fingertips. Enjoy life in this wonderful location!

### property details

Spanishestate id:

**6355729**

### contact

real estate agent:

**Best House Guanarteme**

reference::	<b>13957-MVR</b>	name:	<b>not available</b>
close to/ located:	<b>San Juan De Aznalfarache</b>	spreekt:	<b>not available</b>
region:	<b>Metropolitana De Sevilla</b>	telefoon:	<b>+34928493720</b>
property type:	<b>house</b>		
rooms:	<b>3</b>		
property surface:	<b>210 m2</b>		
surface plot:	<b>95 m2</b>		
price:	<b>€ 220.000</b>		