

SPANISHESTATE

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semi-detached house for sale Boadilla Del Monte, Cuenca Del Guadarrama



Semi-detached house in a gated community with 24 hour security, swimming pool, playground, social room and paddle tennis court.

IMPORTANT: DIRECT SALE BY PRIVATE. ABSTENE AGENCIES. The delivery of the house would take place in June 2023

Features to highlight:

- Located in the elevated area of the urbanization, near the entrance, wide views, south facing with great light
- Geothermal energy and underfloor heating/cooling throughout the house, controlled by a home automation system and a mobile app
- High quality: double-glazed PVC windows, insulation, acoustic, imitation wood porcelain floors, furniture and kitchen appliances of recognized brand.
- Private garage with extension (total about 80 m2 garage + 40 m2 storage room) with minimum space for two vehicles
- Double garage ramp, very comfortable for access, and spacious road on the façade
- Own garden with direct access to common areas
- Central vacuum, clothes duct to laundry room, motorized security shutters

Property deeded in January 2020, new promotion. Consolidated urbanization.

Distribution (areas in m2):

GROUND FLOOR: Large Hall/Distributor (12.1), Kitchen (17.4), Bathroom 1 (3.6), Office (9.54), living-dining room (36.32), with direct access to terrace/ porch and garden.

FIRST FLOOR: Bedroom 1 (12.4), Bedroom 2 (14.1), Bathroom 2 (6.9), Master bedroom (16.7) with dressing room (5.1) and Bathroom 3 en suite (6.4) and distributor

BASEMENT FLOOR: Room/Multipurpose Room (23.0), Bedroom 4 (10.0), Laundry Room and Facilities (12.9), Bathroom 4 (4.2), Pantry (5.2), Distributor, Garage (81.2) and storage room (40.2)

The house is kept in perfect condition. The environment and the municipality are unbeatable: large green areas and nature, very well connected (M-50, M-40) 20 minutes from Madrid capital by car, and connected by an extensive bus network.

Nearby schools (bilingual, private, concerted), sports centers and social centers, as well as supermarkets (a new Carrefour projected 300 m away)

property details

Spanishstate id:	5000249
reference::	-
close to/ located:	Boadilla Del Monte
region:	Cuenca Del Guadarrama
property type:	semi-detached house
rooms:	6
property surface:	415 m2
surface plot:	270 m2
price:	€ 980.000

contact

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