

## Corbeanca

## House for Sale

### CARACTERISTICS

- ▶ **AREA:** Corbeanca
- ▶ **Usable surface:** 290 sqm
- ▶ **Built surface:** 427 sqm
- ▶ **Land Surface:** 850 sqm
- ▶ **No. of Bedrooms:** 4
- ▶ **No. of Rooms:** 6
- ▶ **No. of Bathrooms:** 3
- ▶ **Parking places:** 2
- ▶ **Construction year:** 2015
- ▶ **Balconies :** 2



### FINISHES/EQUIPMENT

- ▶ **Others:** Heating System, Sistem de irigatie, Sandstone, Parquet, Garage, Faience, Insulated Windows

### DESCRIPTION

We propose for sale a beautiful villa located near the forest, the shopping complex Moara in Corbeanca with a beautiful courtyard with swimming pool, fish pond, sports area, fully furnished and equipped.

The building has photovoltaic panels being Hidroelectrica prosumers.

In the courtyard there is a garage for two cars with an area of 44 sqm with air conditioning, and behind the courtyard there is an annex of 33 sqm, which functions as a sports hall with air conditioning.

Next to this area there is a terrace with barbeque, hob, sink and a small summer kitchen. The pool has a total area with a beach area of 91 sqm, a pool with salt and Roman stairs.

The villa is arranged on the ground floor and upstairs as follows:

- on the ground floor there is the living room and dinning of 44 sqm, semi-closed kitchen 15 sqm, technical room 7 sqm, office or dressing room of 11 sqm, bathroom with shower cabin 4.68 sqm, storage under the staircase and a semi-covered terrace of 12 sqm
- on the first floor we find the master bedroom with bathroom in the area of 24 sqm, two bedrooms of 14 sqm and 16 sqm, a bathroom with bathtub of 9 sqm, a dressing room of 15 sqm.

Each room is equipped with Daikin air conditioning.

The floor is made of 12 mm Egger laminate flooring, class 33, special foil for underfloor heating, and the plinth is white.

Plastered and painted walls with white washable paint.

Wooden ladder with the current hand made of glass.

Pinum Doors.

The construction is executed on continuous reinforced concrete foundations, structure with poles, beams and reinforced floor over the ground floor 18 cm thick.

The masonry is made of brick 30 cm thick porotherm.

The house is covered with metal tile type Blitz Profile 0.50 mm, with anti-condensation foil and 20 cm mineral wool insulation.

Insulation from the outside is made with EPS80 graphite polystyrene of 10 cm.  
The carpentry is made of PVC brand Veka Softline 82 mm, triple glazing with sun protection, low-e exterior and argon gas inside the Trypane.

**465,000 EUR**

**6.19 BITCOIN**

**184.47 ETHEREUM**