

## Corbeanca

## House for Sale

5 rooms

### CARACTERISTICS

- **AREA:** Corbeanca
- **Usable surface:** 145 sqm
- **Land Surface:** 613 sqm
- **No. of Bedrooms:** 4
- **No. of Rooms:** 5
- **No. of Bathrooms:** 3
- **Parking places:** 2
- **Construction year:** 2017
- **Maximum height:** P+1+pod



### DESCRIPTION

Individual villa in a small residential complex with secure access in Corbeanca, near the lake, with a height regime of ground floor + first floor + attic (P+1+pod). Built in 2017, the house features a reinforced concrete structure with reinforced concrete floors and brick masonry walls.

With a usable area of 145 sqm, the villa sits on a generous 613 sqm plot with mature vegetation, offering the space and privacy needed to enjoy time with family and loved ones.

The villa is structured as follows:

Ground floor:

A spacious entrance hall followed by a guest bathroom/laundry room (3.55 sqm), a bedroom/office (9.6 sqm), and a large open-space area combining the living and dining room (approx. 32 sqm) with direct access to the outdoor terrace. The kitchen (12 sqm) is the heart of the home, enclosed with glass walls to separate it from the living area while maintaining an open and unobstructed feel.

First floor:

Comprises three bedrooms ranging between 11 and 17.5 sqm, including a master bedroom with private bathroom (7.4 sqm) and outdoor terrace (6 sqm), plus two additional bedrooms served by a shared bathroom (4 sqm).

The villa is sold fully finished and furnished (Mobexpert, Tandem, Ikea furniture), exactly as shown in the photos.

Additional features:

Garage with storage space (attic) and pantry

Gazebo

Water softening system

Reverse osmosis system

12-zone Wi-Fi-controlled smart irrigation system

Two Wi-Fi-controlled Gree 12,000 BTU air conditioning units

Wi-Fi alarm system

Enclosed entrance vestibule

The street is paved, illuminated, and private, with access restricted to residents of the complex only.

**320,000 EUR**

**5.60 BITCOIN**

**194.06 ETHEREUM**

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