

## Corbeanca

## House for Sale

### CARACTERISTICS

- **AREA:** Corbeanca
- **Usable surface:** 240 sqm
- **Built surface:** 275 sqm
- **Land Surface:** 560 sqm
- **No. of Rooms:** 6
- **No. of Bathrooms:** 3
- **Parking places:** 5
- **Maximum height:** P+2E+M
- **Balconies :** 3



### DESCRIPTION

We present an individual villa located in the heart of Corbeanca, right on the main street – Unirii Avenue. The property is fully connected to all utilities (including sewage) and stands out through a complete renovation and full furnishing completed in 2022, offering modern comfort in a solid 2007 construction.

#### General Details

Balconies: 2

Terrace: 1 (20 sqm, covered)

Street frontage: 12 m

#### Layout

##### GROUND FLOOR

Entrance hallway

Spacious Living + Dining area

Semi-open kitchen

Bathroom with window and walk-in shower

Home Office with balcony

Covered terrace with access from the Living room

##### 1st FLOOR

Hallway

2 Bedrooms, each with separate dressing rooms

Balcony

Bathroom with window and bathtub

##### 2nd FLOOR

Hallway  
1 Bedroom with dressing room and balcony  
Mini-Cinema room with generous storage  
Bathroom with window and walk-in shower

ATTIC

Reading-Room style attic with Velux window and balcony

Outdoor Areas

FRONT YARD

5 parking spaces

Automated gates with remote control

Fence and perimeter lighting + façade spotlights with light sensors

Decorative fountain

BACK YARD

Metal gazebo

Lounge area for 12 people

Barbeque and metal firepit

Ambient lighting

Green area with mature walnut tree

**385,000 EUR**

**6.70 BITCOIN**

**229.58 ETHEREUM**