

Corbeanca

House for Sale

4 rooms

CARACTERISTICS

- ▶ **AREA:** Corbeanca
- ▶ **Usable surface:** 178 sqm
- ▶ **Land Surface:** 711 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 4
- ▶ **No. of Bathrooms:** 4
- ▶ **Parking places:** 2
- ▶ **Maximum height:** P+1E+M



FINISHES/EQUIPMENT

- ▶ **Furniture:** Furnished
- ▶ **Others:** Pool, AC, Heating System, Insulated Windows , Faience, Sandstone

DESCRIPTION

Located in the Corbeanca Park residential complex, this property stands out through its generous plot, mature garden and outdoor leisure facilities. The heated swimming pool, covered terrace and pergola-covered BBQ area create an inviting setting for relaxation and entertaining.

LOCATION AND SURROUNDINGS

The property is situated in a secure residential community featuring controlled access, video surveillance, paved roads and a children's playground.

Supermarkets, schools, kindergartens, restaurants and sports facilities are available nearby. Easy access to DN1 provides convenient connections to Henri Coanda International Airport, the Baneasa commercial area and Bucharest.

AREAS AND LAYOUT

Registered usable area: 145.8 sqm

Approximate actual usable interior space: 178 sqm

Number of rooms: 4

Number of bathrooms: 4

2 outdoor parking spaces

Ground Floor: Spacious living and dining area of approximately 54 sqm, fully fitted kitchen, bathroom and direct access to the covered terrace, garden and swimming pool.

First Floor: Two master bedrooms, each featuring a walk-in dressing room and en-suite bathroom.

Attic: Fully fitted multifunctional space with its own bathroom, currently arranged as a home office, relaxation area and guest bedroom. An important construction feature is the reinforced concrete slab above the first floor, including the ceiling towards the attic. Additional usable attic areas, which are not fully included in the registered usable area due to ceiling height restrictions, bring the actual interior usable space to approximately 178 sqm.

GARDEN, SWIMMING POOL AND OUTDOOR LIVING

The plot features a beautifully established garden with lawn, mature trees, fruit trees, ornamental plants and a dedicated vegetable-growing area.

The heated swimming pool, equipped with a heat pump and its own filtration system, is complemented by a covered terrace with direct access from the living room.

The BBQ area, set under a pergola, benefits from a dedicated gas connection and sink, making it ideal for outdoor dining and entertaining. The garden also includes a cellar, providing additional storage space and housing part of the property's technical installations.

FINISHES AND INTERIOR FITTINGS

The house is fully fitted and furnished, with functional living spaces and existing furniture.

The kitchen is fully furnished and equipped with Electrolux appliances, while the furniture in all four bathrooms is included in the asking price.

The remaining furniture and decorative items may be included in whole or in part, subject to the buyer's preferences and negotiation.

UTILITIES AND FACILITIES

Natural gas, electricity and internet;

Alarm system;

Water supply from the residential complex's deep well, drilled to approximately 146 metres;

200-litre buffer tank and multi-stage water filtration system;

Additional drinking water filtration system in the kitchen;

Individual wastewater treatment system, integrated into the residential complex infrastructure;

Automatic garden irrigation system;

Secure access and video surveillance;

Children's playground within the complex.

PROPERTY HIGHLIGHTS

Generous plot with mature landscaping;

Heated swimming pool;

Spacious living area of approximately 54 sqm;

Two master suites, each with a dressing room and en-suite bathroom;

Fully fitted multifunctional attic;

Covered terrace and pergola-covered BBQ area;

Good level of privacy provided by the plot layout and mature vegetation;

Fully fitted property, ready to move into.

A home combining comfortable living spaces with an attractive outdoor environment, featuring a mature garden, heated swimming pool and dedicated entertaining areas, in a peaceful residential setting in Corbeanca.

348,000 EUR

5.04 BITCOIN

173.72 ETHEREUM