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SINCE 1993

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Pipera

House for Sale

CARACTERISTICS

- **AREA**: Pipera
- **Built surface**: 368 sqm
- **Land Surface**: 500 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 7
- **No. of Bathrooms**: 4
- **Parking places**: 2
- **Construction year**: 2007/ 2018









FINISHES/EQUIPMENT

- **Others**: Garage, Faience, Sandstone, Parquet

DESCRIPTION

A detached villa featuring modern architecture, generous volumes and a well-designed layout, ideal for a family seeking space, comfort and privacy in a quiet residential area of Pipera.
The property is set on a 500 sqm plot, with a building footprint of 110 sqm, offering 291 sqm of usable area and a total built area of 368 sqm, including terraces and staircases.
Layout and living spaces
The villa comprises 7 rooms, two living areas, one of which features an impressive ceiling height of approximately 5 metres, and a dedicated dining area.
The master bedroom benefits from an en-suite bathroom and a walk-in wardrobe. The property features a total of 4 bathrooms, a garage for two cars, a technical room, a storage room and several additional storage areas.
An additional advantage is the spacious attic of approximately 24 sqm, as well as a separate utility shed located behind the house.
The outdoor areas include two terraces measuring 46 sqm and 9 sqm, respectively, and a 3 sqm loggia. The ground-floor terrace provides direct access to the garden.
The main living room is complemented by a functional wood-burning fireplace, which also contributes to heating the house during the colder months.
Construction and features
The property was initially completed in 2007, while the current owners purchased and refurbished it in 2018.
The structure is made of reinforced concrete, featuring solid beams and brick masonry. The architectural design stands out through its open volumes, generous windows and abundant natural light.
The property benefits from all essential utilities, including electricity, natural gas, water, sewage, fiber-optic internet and digital television.
Heating is provided by a 42 kW Vaillant gas boiler, with distribution through radiators.
The house requires certain upgrades and minor repairs, which can be taken into consideration when planning future improvements and customization.
Location and surroundings
The villa is located in the Drumul Potcoavei area, on an asphalted street within a quiet residential neighborhood, characterized by low traffic and public street lighting.

Although situated approximately 900 meters from Pipera Boulevard, the property benefits from a peaceful and private setting.
Nearby amenities include schools, kindergartens, tennis courts and other facilities for everyday activities.
The STV bus stop is approximately 900 meters away, while Pipera Metro Station is around 4.5 km from the property. There is convenient access to the A3 Motorway and the Bucharest Ring Road.
The property benefits from two parking spaces in front of the house and two additional spaces in the garage.
An excellent choice for a family seeking a detached home with generous living spaces, a private garden and privacy, in a peaceful residential area with convenient access to the northern part of Bucharest.

530,000 EUR	9.58 BITCOIN	342.78 ETHEREUM

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep