

**Sales - House - Bel Air**  
**495.000€**



**Ref.-ID: MIBGR4744171**

**Bel Air**

**House**

**Community: 2,124 EUR / year IBI: 780 EUR / year**

**Rubbish: 141 EUR / year**



**4**



**3.5**



**241 m2**



**40 m2**

This charming family townhouse is ideally situated in Bel Air, within easy walking distance to several supermarkets and amenities, and just a 10-minute walk to the beach. The south-facing home features a private patio and garden on the ground floor, and is spread over three floors with multiple terraces, including a large solarium terrace on the second floor that offers breathtaking sea views. Accommodation Details: Ground Floor: Welcoming hallway, spacious living room with a fireplace and access to a covered terrace and private garden, a large kitchen with a separate utility room, and a guest toilet. First Floor: Guest bedroom with an en-suite bathroom and access to a private terrace, plus two additional guest bedrooms sharing a family bathroom. Second Floor: Master bedroom with an en-suite bathroom and access to a large solarium terrace with open sea views. Communal parking is conveniently located just 30 meters from the property, and one of the urbanisation's swimming pools is situated right behind the house. This home is in good condition, having had only one owner since it was built, and is one of the largest properties within the urbanisation. It also offers significant potential for refurbishment into a more contemporary residence.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

**Features**

- ✓ Fitted Wardrobes
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

**Category**

- ✓ Resale

**Orientation**

- ✓ South

**Furniture**

- ✓ Optional

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal
- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

**Security**

- ✓ Gated Complex

**Views**

- ✓ Sea
- ✓ Pool
- ✓ Street

**Parking**

- ✓ Communal