

# Fantastic semidetached house with beautiful views on sale in Loma Dos, Arguineguin

450 000 €

Reference no.: 2719



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Type: Tomannsbolig

Location: Arguineguin

Complex: Arguineguin

Brutto area: 140,22 m<sup>2</sup>

Terrace areal: 152 m<sup>2</sup>

## About the property

This is a **spacious, fully furnished flat** in one of the most **prestigious areas** in the south of the island, **ideal for large families or for renting out**. It also has several **terraces** that allow you to enjoy its **warm climate**.

Its distribution is divided into **four floors**. On the first floor you will find:

- Large renovated kitchen.
- **Bright living room** with **access to one of the terraces**, which allows you to connect the interior with the exterior.
- Dining room with a table and chairs for 6 people.
- Laundry room and pantry, perfect for storage.
- Complete bathroom
- The main entrance to the house
- A **second terrace** with **barbecue** area and table,

## Key property facilities

4 bedrooms

2 bathrooms

1200 m from beach

## Other facilities

- Seaview
- Terrace
- Internet
- Shower
- Bath
- Garage
- Furnished

perfect for gatherings and taking advantage of the hours of sunshine.

Upstairs you will find:

- **Master bedroom with double bed** and fitted wardrobe.

- A **second large bedroom** with double bed

- A **third bedroom**
- Bathroom with shower

On the ground floor is the **garage** with electric door and a large storage space.

Between the first floor and the garage floor there is an **extra bedroom** with its own terrace and storage room. This floor **could be converted into a separate flat** with sea views. Furthermore, it could have its own separate entrance.

#### **The area:**

The flat is located in a **central area of the village of Arguineguín**. It has **good accessibility** to the **shopping and gastronomic area**. Walking we can access the two **beaches** of the village and the promenades, parks and other areas to enjoy **the best sunsets of the island**.

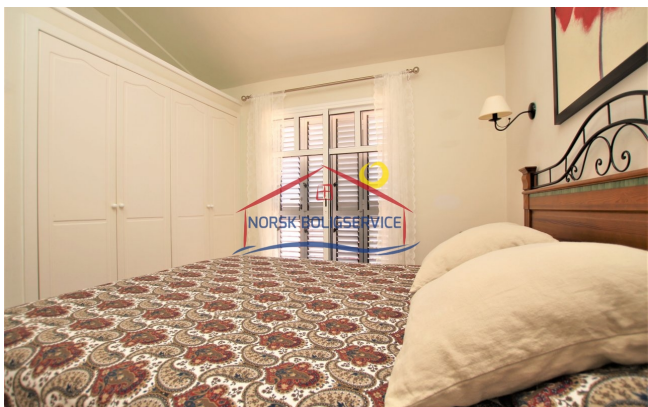
Arguineguín has **numerous places for leisure, gastronomy and commerce**, as well as **supermarkets, pharmacies, schools and health centres within walking distance**.

#### **Additional information:**

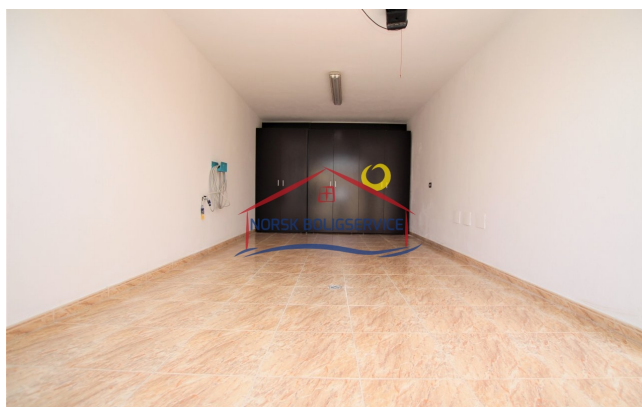
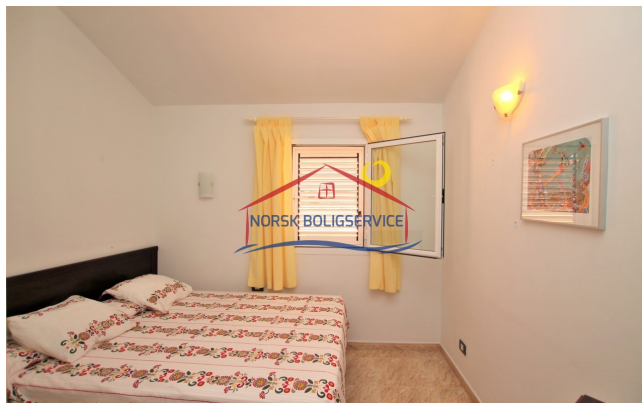
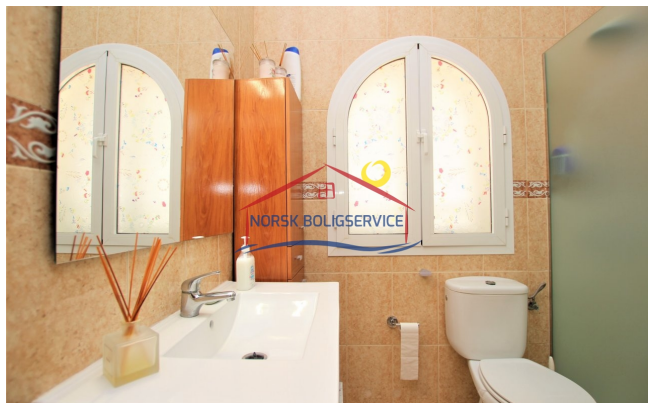
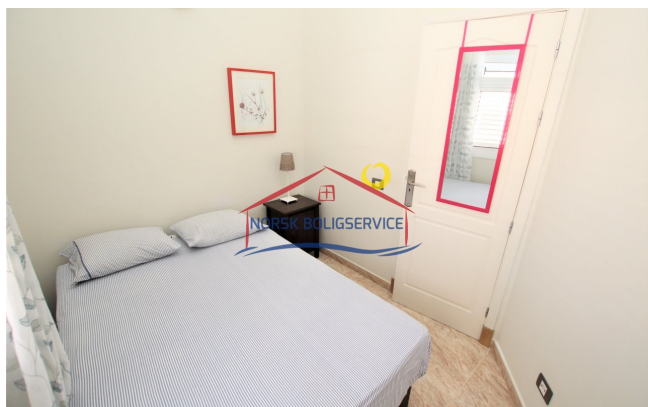
The sale price does not include taxes and sales expenses, including the property transfer tax (equivalent to 6.5%), the fees for the property registry, notary, and handling fees. Approximately they represent a total of 9-10%, but we will also make an estimate of the expenses related to the home that interest you.











### Opening hours

Monday - Friday  
10.00-16.00  
Saturday 10.00 - 13.00

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