



## Detached Villa for sale in Periana, Periana

270,000 €

Reference: R5259586   Bedrooms: 4   Bathrooms: 3   Plot Size: 121m<sup>2</sup>   Build Size: 361m<sup>2</sup>





## Axarquía, Periana

Spectacular House in Periana: 361 m2, Covered Terrace and Energy Efficiency

Magnificent 361 m2 detached house for sale, designed to offer maximum space and comfort in the center of Periana. This property stands out for its versatility, its excellent condition, with air conditioning throughout the house, and for having solar panels installed for hot water supply, which guarantees significant energy savings.

The house has access from two streets, with separate entrances if desired, and is distributed over four levels:

**Top Floor (Terrace):** Impressive covered terrace located on the third floor, ideal as a relaxation area, solarium, or space for gatherings while enjoying the views.

**Upper Floor (House 1):** It has a spacious living-dining room with a fireplace, kitchen, 3 bedrooms, 2 bathrooms (one of them en suite), kitchen, and a pleasant porch.

**Ground Floor (Dwelling 2):** Includes a bedroom, a bathroom, a laundry room, a room with multiple possibilities in the entrance hall, and a garage area with barbecue.

**Semi-basement:** Large open space used as a garage-storage room.

A complete, efficient house with unique outdoor spaces, located on a 120 m2 plot. The Abbreviated Information Document is available. Expenses: Taxes (ITP or VAT+AND) + notary and registration fees. SDM.

## Features:

Features	Climate Control	Condition
Wood Flooring	Fireplace	Fair
Barbeque		
Furniture	Energy Rating	CO2 Emission Rating
Not Furnished	D	D