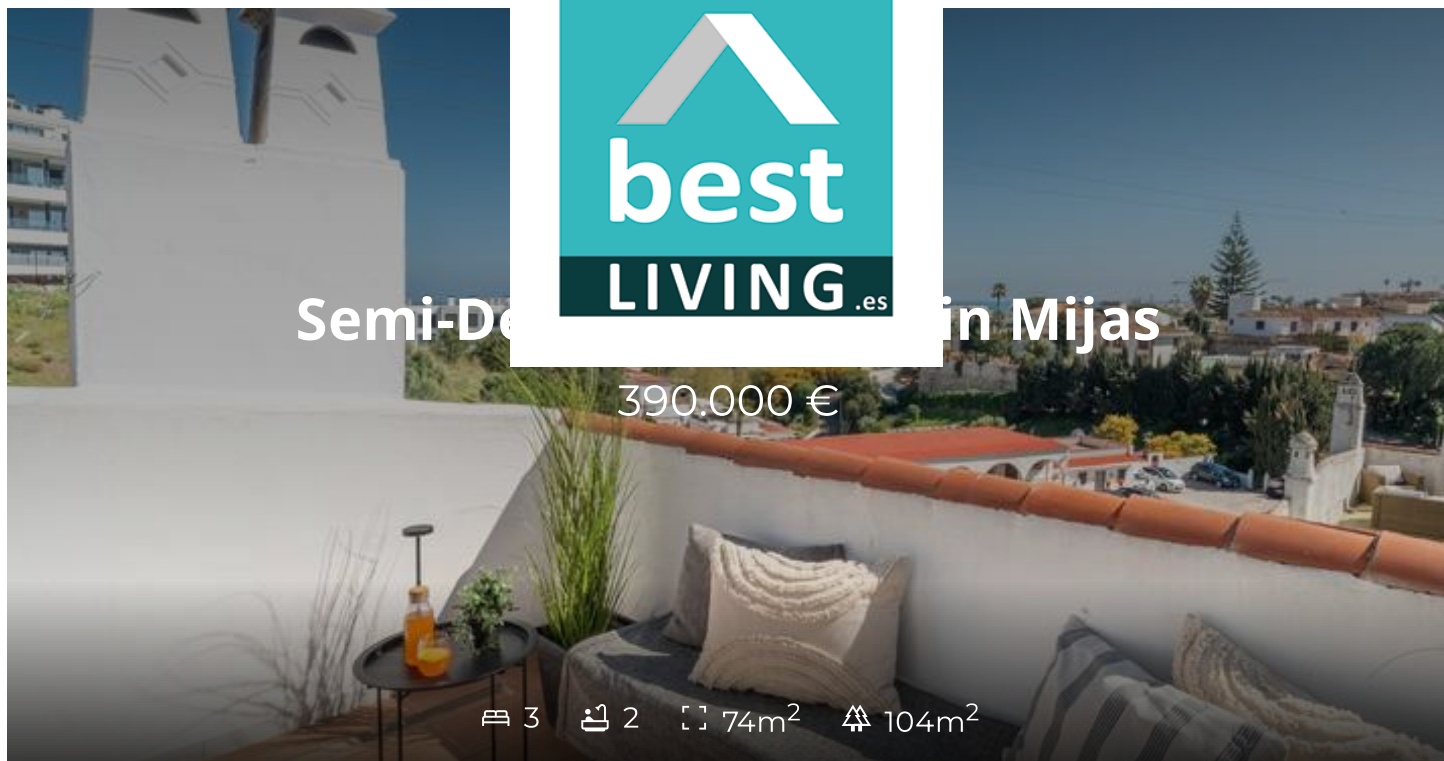




## Description

This semi-detached house stands out for its excellent location and clever layout. Set on a 104 m<sup>2</sup> plot, the property offers a perfect balance between private outdoor areas and bright living spaces. With open views and an orientation that ensures natural light throughout the day, this property is ideal for families and investors alike looking for a versatile asset in a well-established residential area. The main home spans 74 m<sup>2</sup> across two levels. The ground floor houses the social area with a living-dining room connected to the front porch and rear patio, a separate kitchen, and a guest toilet. The upper floor is dedicated to rest, with two bright bedrooms and a full bathroom. The true standout feature of this property is its fully fitted basement, which has its own independent entrance and everything needed to function as a fully self-contained unit:

- Bedroom with large built-in wardrobes offering generous storage
- Full bathroom with bathtub, sink and WC
- Independent living room with ample space for a lounge and dining area
- Equipped kitchen with integrated laundry area (washing machine included)
- Own water heater, ensuring complete energy autonomy...





