

Lovely 4 Bed 4 Bath modern townhouse with large garage and courtyard on the edge of town in Sax.

Ref: IVD13821

**Price
€249,000**



Property type : Townhouse

Location : Sax

Bedrooms : 4

Bathrooms : 4

Swimming pool : No Pool

Garden : Private

Orientation : East

Parking : Garage

House area : 276 m²

Plot area : 106 m²

Airport : 45 mins

Beach : 45 mins

City : 45 mins

Golf : 30 mins

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|---------------------------------------|--------------------------|----------------------------------|
| ✓ Mains Electric | ✓ Mains Water | ✓ Air Conditioning |
| ✓ Solar Power | ✓ Double Glazing | ✓ Walking Distance To Town |
| ✓ Walking Distance - Restaurant / Bar | ✓ Fireplace - Log Burner | ✓ Garage |
| ✓ Basement | ✓ Utility Room | ✓ Terrace |
| ✓ Solarium | ✓ White Goods | ✓ Not Furnished - By Negotiation |
| ✓ Mains Sewerage | | |

Spacious 4-Bedroom Townhouse with Garage, Terrace & Energy-Efficient Upgrades – Prime Village Location

This generously proportioned and impeccably maintained four-bedroom, four-bathroom townhouse is ideally situated in a peaceful residential area, just a five-minute walk from the village center. With schools, pharmacies, banks, and supermarkets all within easy reach, convenience is truly on your doorstep.

Ground Floor: Versatile 106 m² Garage Space

The entire ground floor is dedicated to a spacious 106 m² garage with capacity for up to six vehicles. It features a bathroom, a separate pedestrian entrance, and an automatic garage door. Thanks to its size and flexible layout, this space offers excellent potential for use as a private business, workshop, or rental unit to generate additional income.

First Floor: Elegant Living with Outdoor Space

Accessible both from the garage and a rear entrance on a parallel street, the first floor welcomes you with bright marble flooring and a skylit hallway. The spacious living and dining room is fitted with air conditioning and a heat pump for year-round comfort.

The large kitchen connects to a cozy dining area with a fireplace and air conditioning, creating a perfect setting for family meals or entertaining. From here, step out onto a 30 m² patio, ideal for al fresco dining or relaxing outdoors. A staircase leads up to a stunning 50 m² rooftop terrace with panoramic views—perfect for sunset evenings or summer gatherings.

This floor also includes a full bathroom and a practical laundry room.

Second Floor: Privacy and Comfort

The 85 m² second floor features two attic-style rooms with skylights, a full bathroom, and two additional bedrooms.

One is a tranquil space ideal for work or study, while the other is a private suite complete with its own en-suite bathroom. All bedrooms have built-in wardrobes, and the absence of any upper neighbors ensures total privacy and peace.

Energy Efficiency & Recent Upgrades

The home is equipped with eight photovoltaic panels and two thermal solar panels (480-liter capacity), offering significant energy savings and sustainable living. Both systems are under warranty, and the house holds a C energy efficiency rating.

Built nearly 30 years ago, the property has been meticulously cared for and has never required major repairs. Recent upgrades include new Climalit double-glazed windows and balcony doors, plus a fully automatic new garage door—adding to the home's comfort and security.

Key Features:

- * 4 Bedrooms, 4 Bathrooms
- * 106 m² Garage for 6 Vehicles / Business Potential
- * 30 m² Patio + 50 m² Roof Terrace with Views
- * Air Conditioning & Heat Pump
- * Solar Panels (Photovoltaic & Thermal)
- * Recent Window & Door Upgrades
- * Energy Rating: C
- * No Upper Neighbors
- * Quiet Location, 5 Minutes from Village Center