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House for Sale

Pedro Figari esquina Petrona Viera 19315 Las Piedras, Canelones



Sale: US\$ 149,000

Property type: Home

Operation: Sale

- **Land:** 400.0 sqm
- **Building:** 143.0 sqm
- **Front measurement:** 15.0 m
- **Background measurement:** 27.0 m
- **Bedrooms:** 3
- **Bathrooms:** 1
- **Parking lots:** 2
- **sqft Garden:** 257
- **Land:** regular
- **Condition:** Excellent
- **Construction Quality:** Middle - High
- **environments:** 4

- | | | | |
|-----------------------|------------------------|---------------|------------------|
| • Kitchen | • Pets Allowed | • Water | • Cable |
| • Sewer | • Electricity | • Internet | • Phone |
| • Yard | • Laundry | • Living room | • Alarm |
| • Garage | • Grill | • Security | • Tipo Garage: 1 |
| • Acceso al Garage: 3 | • Cantidad de Autos: 2 | | |

Property status

State: Excellent

Age: 2017

Without Mortgage: Yes

Description

WORLD LEADER IN REAL ESTATE SERVICES OFFERS:

#SALE WITH RENT in EXCLUSIVE

PRICE ADJUSTED LOWER!!!

Beautiful residence built in 2016, located in "Barrio Colinas del Mirador" (just outside Las Piedras).

Very well located, in an excellent environment of garden neighborhood properties, an exclusive and strategic point of the city, at the same time 5 minutes from the center, as well as access to the main arteries for Mdeo and the cities of Canelones and the interior.

The property on the cover has a very good style, is modern and has very good amenities, as well as potential to increase the possibilities of building due to its 400 M2 of land.

permanent neighbors.

- Very good construction quality, the front with exposed brick/stone, double wall, large aluminum openings with curtains, armored front door, ceramic-coated floors and floating floors, lightweight roof (imitation tile sheet with thermal insulation) with plaster ceilings, very good natural lighting and ventilation.
- Sanitary installation with modern thermofusion and electric with individual thermal keys.
- Security system with exterior and interior alarm: video surveillance, with the possibility of attaching a centralized remote response.
- Perimeter fence: the security system provides greater security, since if a stranger approaches the property (front or back) the alarm is immediately activated.
- Interior wooden openings (doors).
- Electricity appliques in each environment with led lights.

It has the following amenities, very well distributed in 143 M2:

- 3 large painted bedrooms.
- Very comfortable living-dining room, with a large wood-burning stove to heat the rest of the house,
- Generous kitchen (it has an exit to the back with a gated door), integrated into the living-dining room, it has a hatch, closets under the counter and a safety chest.
- Complete bathroom, with artifacts, very good quality single-command faucets, installation for washing machine.
- Covered garage for two vehicles,
- Covered barbecue and barbecue area.
- Very good front for landscaping, as well as at the back of the property it has land for an organic garden or installation of a floor or structural pool, an independent apartment or other options. Also, to install an automated gate.
- ANNUAL REAL ESTATE CONTRIBUTION: \$9,000

IN SUMMARY: Excellent environment, exclusive residential neighborhood on the outskirts of Las Piedras, excellent construction quality, spacious rooms with stove, security system, garages and excellent value for M2 / final price!

- COUNTED PRICE: USD 149,000
- Rented from June 2023 for \$33,000 / MAPFRE rental guarantee / Contract for 2+1 years.
- Gross income on investment in USD: 7% approx.
- Fees for Professional Real Estate Service: 3% + VAT (NOT included in the publication price)

Coordinate your VISIT NOW !!

Make your queries by multimedia: RRSS or WhatsApp !!

A TEAM (+70 Real Estate Consultants) trained, professional to attend (4 offices) and accompany you in your needs and find customized solutions !!

WE SHARE ALL OUR PROPERTIES!!

Your EXPERIENCE our SATISFACTION

Location

Pedro Figari esquina Petrona Viera 19315 , Las Piedras, Canelones

References

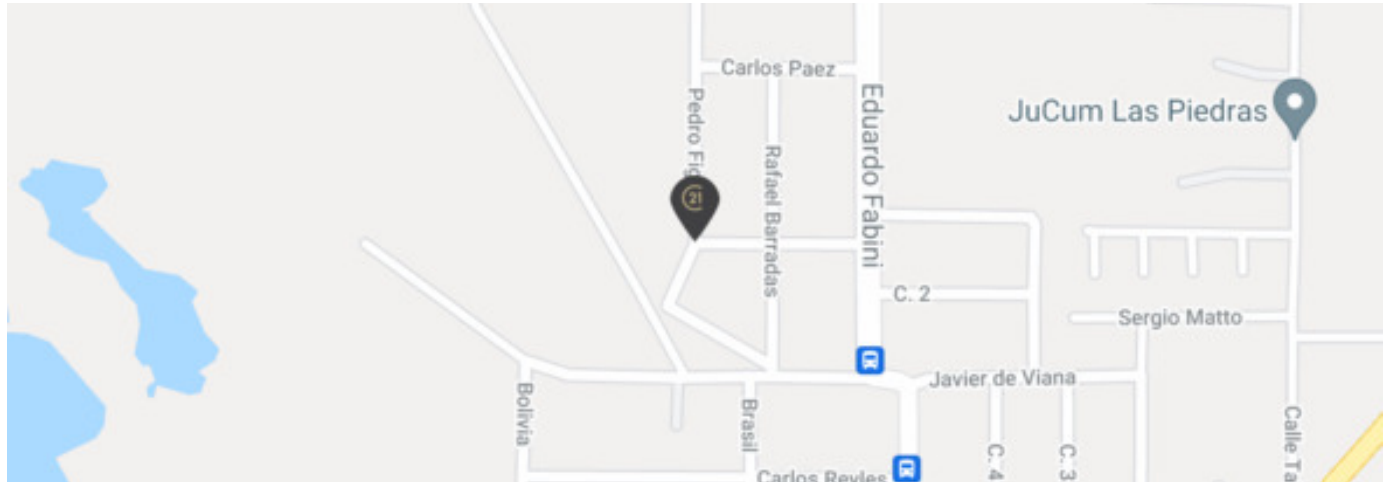


Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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