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House for Sale

Río Negro 1059 Barrio Sur, Montevideo



Sale: US\$ 145,000

Property type: Home

Operation: Sale

- **Land:** 194.0 sqm
- **Building:** 106.0 sqm
- **Front measurement:** 11.0 m
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Stories:** 1
- **Land:** regular
- **Condition:** Good
- **Floor number:** 1
- **Number Of Houses:** 2
- **Construction Quality:** Middle

- | | | | |
|-------------------------------|---------------|-------------|---------------|
| • Pets Allowed | • Water | • Cable | • Electricity |
| • Internet | • Phone | • Loft | • Balcony |
| • Kitchen | • Dining room | • Desk | • Gallery |
| • Laundry | • Living room | • Lake view | • Toilete |
| • Individual air conditioning | • Grill | • Quincho | |

Property status

State: Good

Age: 1920

Without Mortgage: Yes

Description

WORLD LEADER in Real Estate Services, OFFERS:

"#EXCLUSIVE SALE "HOUSE WITH TENANTS IN FRONT AND INDEPENDENT IN PH DE ALTOS, IN GOOD CONDITION AND PRIVILEGED VIEW from the independent ROOF to the SEA"

PRICE ADJUSTED!!!

Currently rented for \$29,000, start of contract in May 2023 for 2 years, Mapfre guarantee.
Annual rate of return on investment: above 6%

It is located on the 1st floor by stairs, "preserved period property", it is located on Río Negro street between Carlos Gardel and Durazno (belonging to the SOUTH neighborhood of Montevideo), it is entered through the main wooden door and gate .

The Barrio Sur is located south of the city of Montevideo, Uruguay. It is delimited by the streets Ciudadela, 18 de Julio, Ejido and the Rambla Sur (coastal). Through its streets the "parade of calls" is carried out in which all the groups of drummers, within the Uruguayan carnival. In the heart of the South Quarter, Zelmur Michelini and Carlos Gardel in the Medellín square is the monument to Carlos Gardel, so called because that Colombian city was the place of death of the singer from Río de la Plata. The Barrio Sur has changed significantly in recent years its population and its general appearance, with the construction of tall buildings on the Rambla Sur. This neighborhood stands out for its patrimonial character and its value lies in the permanence of certain types of housing that make up a qualified urban space.

The front house is "close to everything", such as: public/private educational centers, universities, faculties, schools and high schools), public offices, banks, bus lines for the entire city, squares, museums, collection networks , supermarkets, parking, and shops in general of all items, as well as meters from our main avenue 18 de Julio, as well as from our Montevideo south boulevard and the Río de la Plata (120 meters from the sea).

Unit 101 on the cover preserves a built-up area of 106 M2 of housing/terrace + 88 M2 of roof terrace, while the total area of this PH is 193 M2, according to its cadastral documents.

It should be noted that the Ute and Ose services are active, that is, only the owner must be changed, without pay connection fees. Also, the unit was upgraded/updated in 2011/2012 in different environments.

It has the following benefits or amenities:

- 1st floor by iron/wood stairs with period marbles in excellent condition, ceramic and wood floors, beautiful wooden openings with shutters and roll-up curtains in front. Likewise, at the landing of the stairs it has an intermediate wooden door from the period.
- TV connections for subscribers and telephony/WI-FI (optional Antel or line transfer).
- Defined kitchen, has overhead cabinets / under counter, 13kg jug connection, granite countertop with double sink with good quality single-command taps. Also, connection for refrigerator, kitchen and exhaust fan.
- 1 Bathroom with ceramic coating, single command taps, accessories and china artifacts (bidet and toilet).
- 1 social bathroom with toilet, first aid kit and sink.
- Very spacious defined living/dining room, has a hatch, air conditioning, a wide opening that allows great light and ventilation.
- Interior patio that joins all the rooms with a fixed skylight (with an extensible canvas for summer) that allows great interior light, great potential to reformulate the spaces based on the needs of the family.
- 3 large bedrooms: wooden floors, wooden opening that allows great light and ventilation.
- Mezzanine: multipurpose use (office, warehouse, among others), accessed by wooden stairs.
- Independent roof of the property: super enjoyable due to the privileged view of the sea, as well as the sunsets, it has a barbecue and a covered wood-burning oven, outdoor area, sunbathing, drying clothes naturally.

BUILDING (built in 1920 and remodeled in 1983):

- It does NOT have garages, however a few meters away there is 24-hour parking with availability for vehicles.
- Total floors: 1
- Apts per floor: 1
- Total fit: 2

WITHOUT COMMON EXPENSES, independent consumption in each of the 2 units!

Annual Real Estate Contribution: \$9,800

Annual home taxes: \$
Primary Tax: \$2,600

- COUNTED PRICE: USD 145,000

IN SUMMARY: An independent house in good condition, excellent location, no common expenses, close to everything, very good price/M2, very good distribution, independent roof terrace, spacious rooms, ocean views, among others.

What are you waiting for, coordinate your visit NOW!!

or make your inquiries through different means of communication: phone call, WhatsApp or RRSS (immediate responses by all means).

Fees for Professional Real Estate Service: 3% + VAT (NOT included in the publication price).

We share all our properties with real estate colleagues, we want dynamic business for all parties.

A TEAM ready to help you, accompany you and advise you in all real estate processes.

YOUR EXPERIENCE our SATISFACTION !!

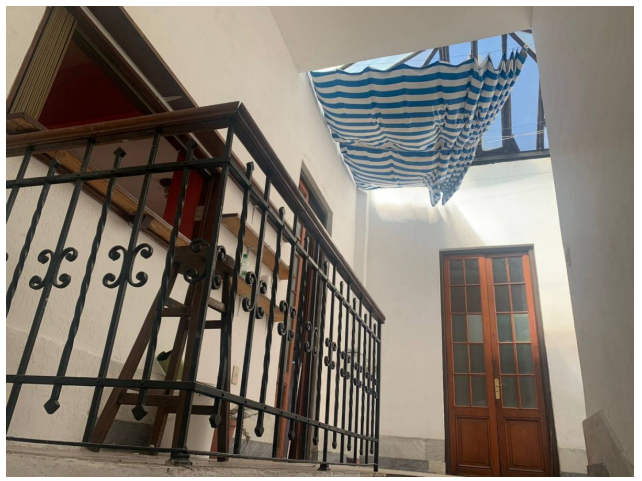
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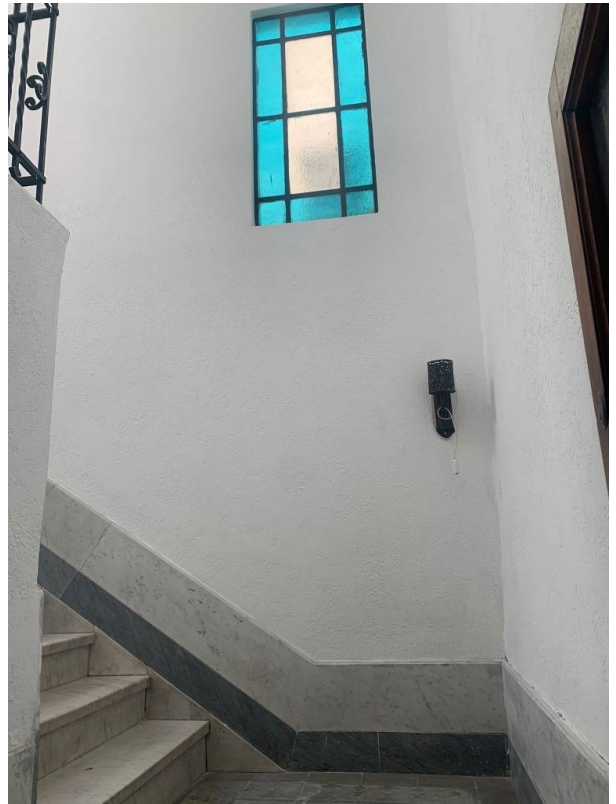
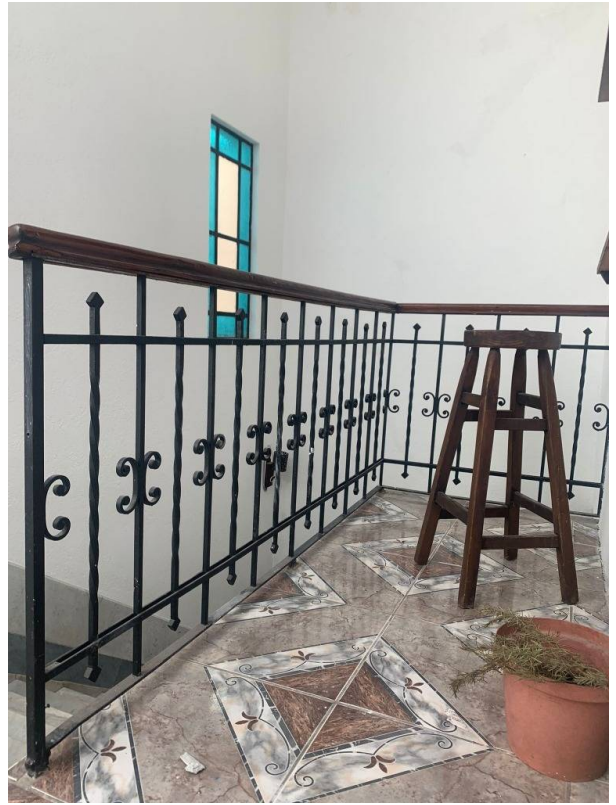
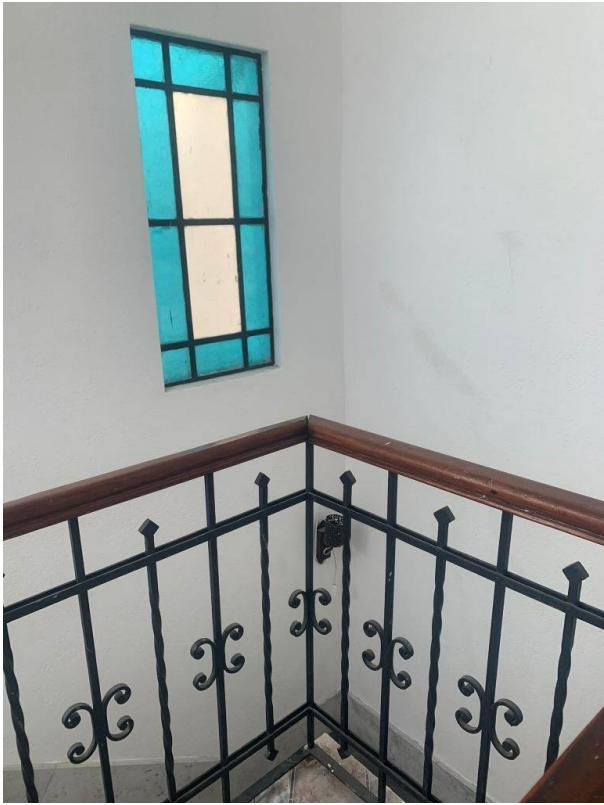
Río Negro 1059 , Barrio Sur, Montevideo

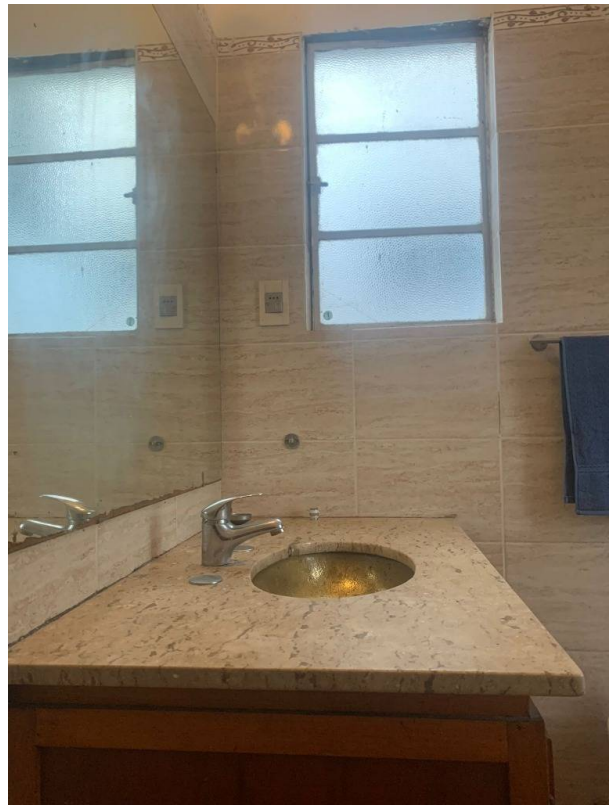
References

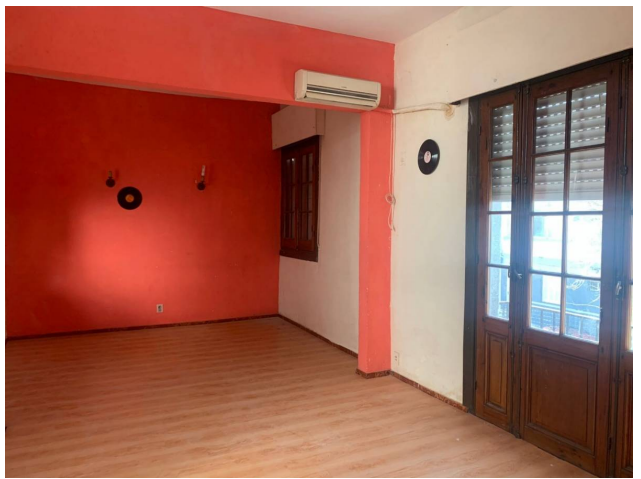
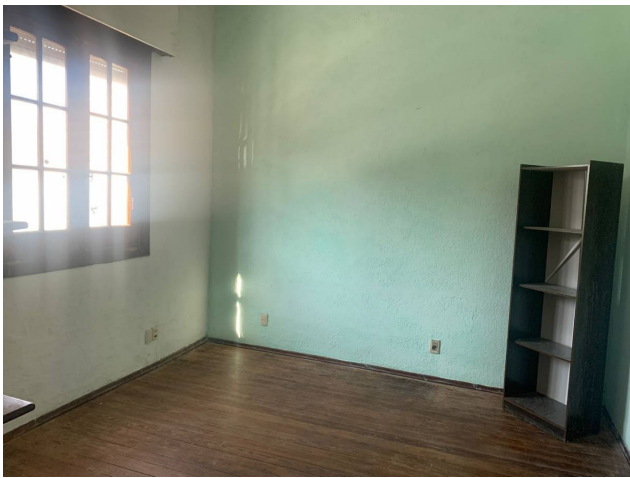


Photo Catalog













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Price subject to change without notice.

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