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House for Sale

Joanicó 0000 Unión, Montevideo



Sale: US\$ 245,000

Property type: Home

Operation: Sale

- **Land:** 540.0 sqm
- **Building:** 163.0 sqm
- **Front measurement:** 10.7 m
- **Background measurement:** 50.5 m
- **Bedrooms:** 3
- **Bathrooms:** 1
- **Parking lots:** 5
- **Land:** regular
- **Condition:** Excellent
- **Number Of Houses:** 1
- **Construction Quality:** High

- | | | | |
|------------------|-----------------------|-------------------------------|----------------------|
| • Kitchen | • Pets Allowed | • Water | • Cable |
| • Electricity | • Internet | • Pavement | • Phone |
| • Library | • Dining Room | • Dining room | • Desk |
| • Yard | • Laundry | • Living room | • Living room |
| • Office | • Courtyard | • Individual air conditioning | • Alarm |
| • Air heating | • Garage | • Car saves space | • Individual heating |
| • Grill | • Perimeter | • Security | • Bright |
| • Tipo Garage: 2 | • Acceso al Garage: 3 | • Cantidad de Autos: 10 | • 24 hour security |

Property status

State: Excellent

Age: 1965

Description

WORLD LEADER in Real Estate Services OFFERS:

****PRICE ADJUSTED****

The house you dreamed of at an affordable value

****ACCEPTS BANK****

Close to everything, Ideal for a large family, residential, educational center, independent home/business mix or multi-industry companies.

- Common property regime: 163 M2 built in excellent construction quality, state of conservation and fine finishes.
- Great land potential of 540 M2, which according to the occupational factor of the land (FOS:80%) it is possible to add 200 M2 more.
- The permitted building height is 9 meters. While the dimensions of the register are 10.73 meters in front and 50.49 meters. long.
- In front of the property, it has stone-clad walls, a high perimeter fence, a gate for vehicle entry, as well as an individual door, providing a good security environment and has an electric intercom with opening and voice via intercom.
- The property has an extensive and beautiful garden with trees, flower boxes, plants and grass. Likewise, at the bottom of the land there are other fruit trees and the potential to build an organic garden.
- Upon entering the property you will find the bright, airy living-dining room, a large opening with bars, a roll-up curtain, an extensive wood-burning stove and large built-in furniture in petibiri wood.
- Large kitchen/dining room defined with under counter furniture and complementary furniture.
- Full bathroom with underfloor heating, covered with ceramics, glass screen, handrails for older adults, large cabinet with safety chest.
- Three defined bedrooms of generous dimensions, with large openings, roller blinds, luminosity, ventilated, parquet floors, built-in petiribí wood closets and A/C heating.
- Water contingency: a water pump and a 1000 liter tank are installed.
- Independent barbecue covered with a vault (made by Eladio Dieste), wood-burning oven and grill. The foundations exist for a second. bathroom for the barbecue (all materials have been purchased to finish it and are included in the sale of the property).
- Large shed with shelves.
- Garage at the back and front for a large number of general vehicles.

nnual operating expenses:

- Real Estate Contribution \$27,700 (2023)
- Primary tax: \$ 6,700 (2023)

- CASH PRICE: USD 255,000
- OR INITIAL DELIVERY: USD 199,000 + OWN FINANCING to be agreed.
- EXCHANGE: Similar value (Prado, Parque Batlle, Malvín, Buceo, La Blanqueada), evaluated on a case-by-case basis.

FEES FOR HUMAN PROFESSIONAL REAL ESTATE SERVICE: 3% + VAT

Don't miss out on this beautiful property, you won't regret it!!!

Location

Joanico 0000 , Unión, Montevideo

References

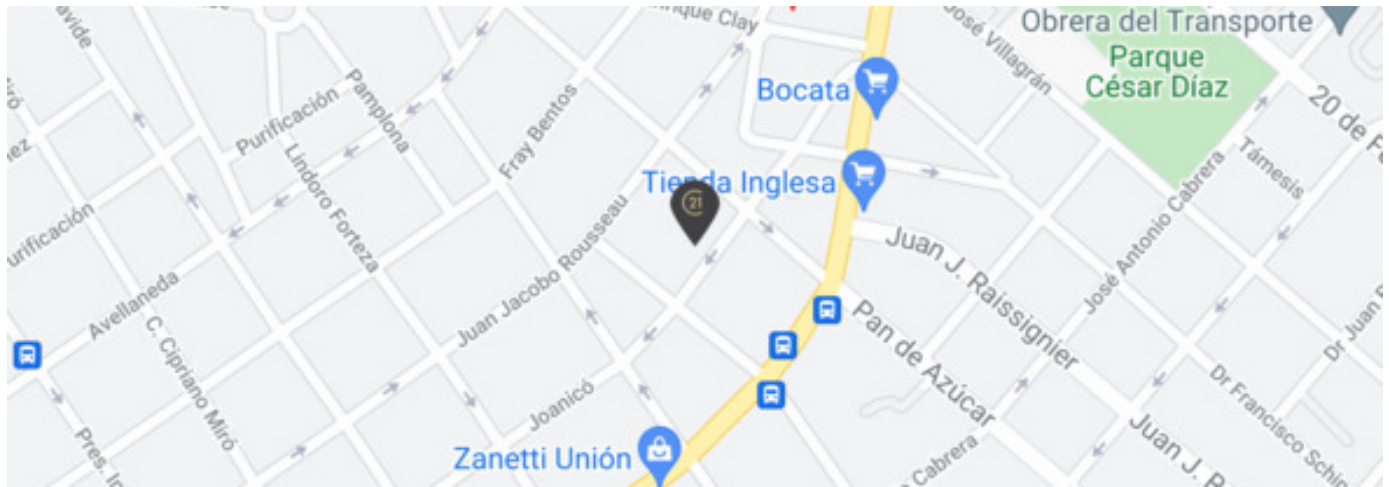
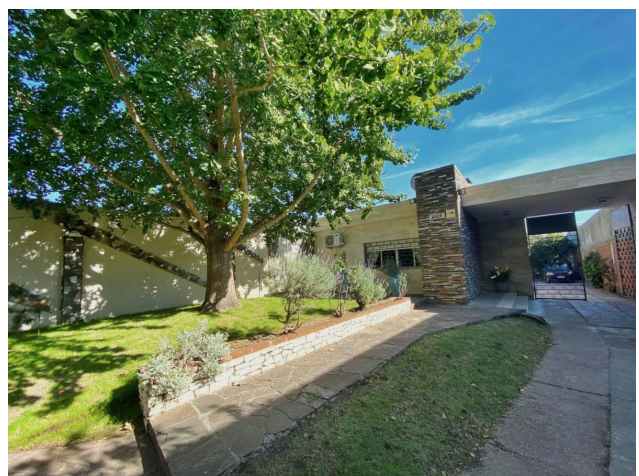
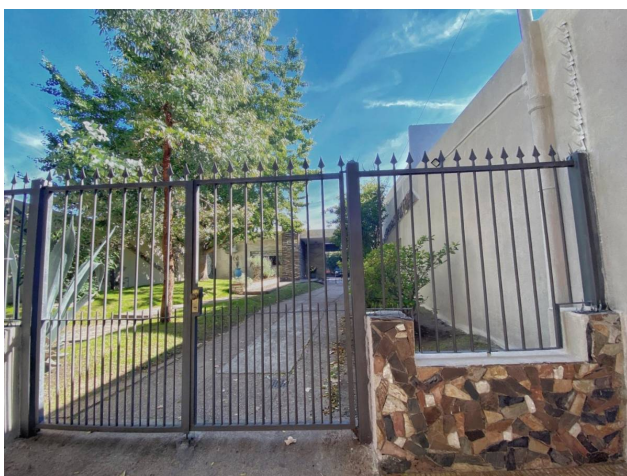
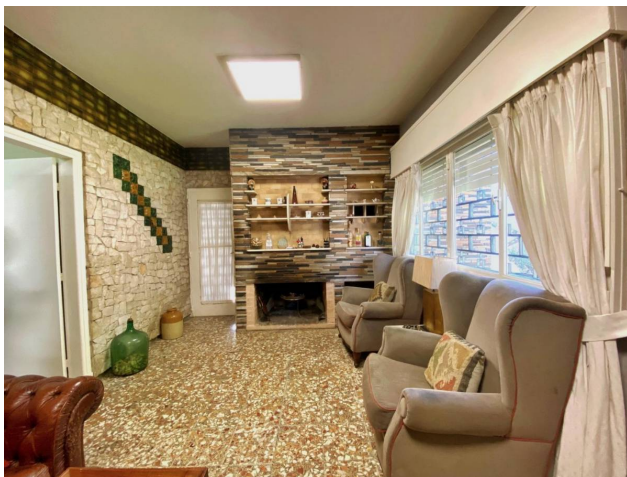
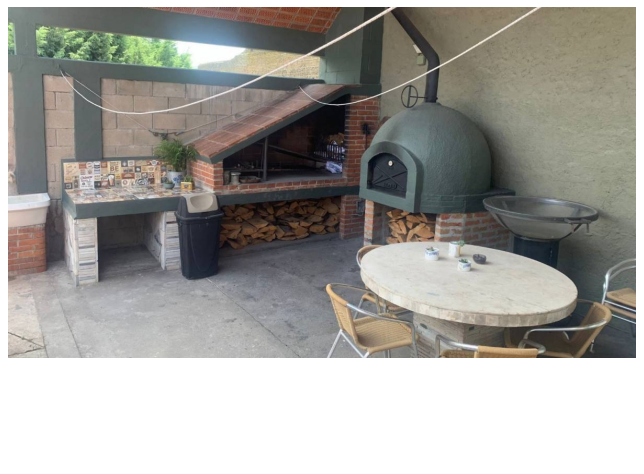
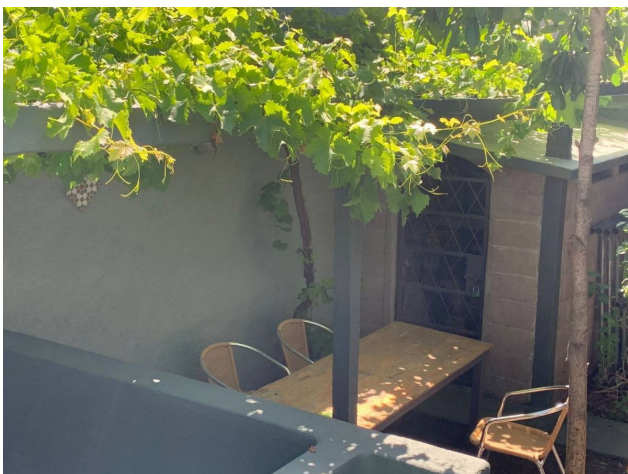
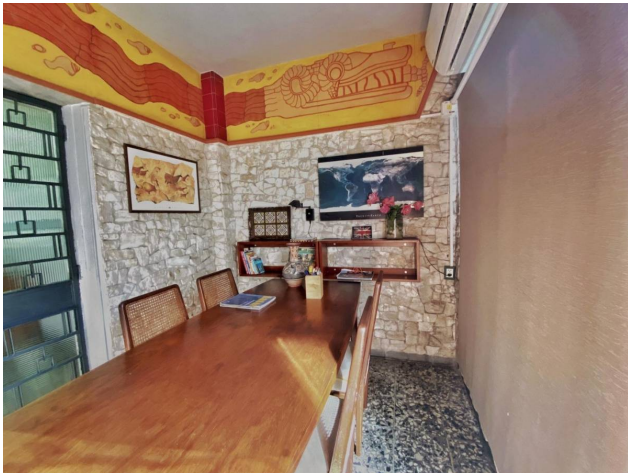
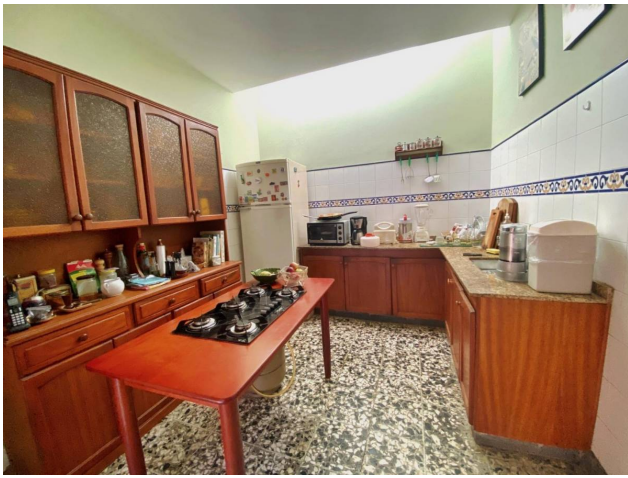


Photo Catalog









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Property subject to availability.

Price subject to change without notice.

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