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Duplex house for Sale

Calle 30 mts esquina Calle D 0000 Las Toscas, Canelones



Sale: US\$ 119,000

Property type: Duplex House

Operation: Sale

- **Land:** 1,526.0 sqm
- **Building:** 141.0 sqm
- **Front measurement:** 35.0 m
- **Background measurement:** 44.0 m
- **Bedrooms:** 3
- **Bathrooms:** 1
- **Parking lots:** 4
- **Stories:** 2
- **Land:** regular
- **Condition:** Very good
- **Construction Quality:** Middle

- | | | | |
|-------------------------------|----------------|---------------|-----------------|
| • Kitchen | • Pets Allowed | • Water | • Electricity |
| • Internet | • Phone | • Dining room | • Yard |
| • Laundry | • Living room | • Courtyard | • Dressing room |
| • Individual air conditioning | • Heating | • Garage | • Grill |
| | • Quincho | | |

Property status

State: Very good
Age: 2006
Without Mortgage: Yes

Description

WORLD LEADER in REAL ESTATE SERVICES OFFERS:

#EXCLUSIVE SALE of DUPLEX HOUSE, VERY GOOD CONDITION, UNIQUE PATTERN, LAS TOSCAS NORTH SIDE (Interbalnearia Route)

IDEAL FAMILY, INVESTMENT FOR INCOME (potential to build several properties) or MIX FAMILY BUSINESS

ACCEPTS BANK

Don't miss the opportunity to live in this beautiful duplex house with a beautiful barbecue area and a large garden full of plants and trees in a natural environment! This property is perfect for those seeking tranquility, comfort, as well as connection with nature.

The front property has a plot of land of 1,526 M2 and 140 M2 (93M2 housing + 42M2 garage + 6M2 porch/storage) total built, developed on 2 floors, it stands out that it is surrounded by nature, providing a quiet and relaxing environment. Perfect for those who enjoy outdoor activities and a healthy lifestyle.

HISTORY OF LAS TOSCAS: Today the Las Toscas spa is confused with Atlántida (to the west) and Parque del Plata (to the east), but until the creation of these two towns, during the first decades of the 20th century, it gave its name to the entire area. The Atlántida train station (current Atlántida Station) was also called Las Toscas, and was, with route 11, the access route to the region until the construction of the Km.47 interspa route.

The area has extensive services, such as: lighting, water networks, electricity, telephone/WI-FI, subscriber cable, among others. Likewise, it has a wide range of services (Atlántida and Parque del Plata) among which are: schools, high schools, collection networks, English store, pharmacy, private/public health, gym, hotel, zoo, COPSA center STM, among others.

The property is located near Av. Central (300 meters), as well as Av. Interbalnearia (200 meters), it has a very good bus connection to different points of the Costa de Oro, Maldonado, Rocha and Montevideo.

The property has the following benefits:

- Spacious covered garage with barbecue: ideal for family gatherings and outdoor events, as well as for housing several vehicles.
- Garden: variety of ornamental plants, flowers, palm trees and trees. A true oasis of nature and serenity.
- Natural Lighting and Ventilation: Large windows that allow natural light to enter throughout the day.
- Versatile Spaces: Indoor and outdoor areas that adapt to your needs, from a reading corner to a space for children's games, among other possibilities to reformulate environments.
- General wood/aluminum openings and ceramic-coated floors.

- Living-dining room at the front with a traditional wood-burning stove.
- Kitchen integrated into the daily dining room, it has a high-performance stove.
- Patio with nursery or winter garden.
- 1 bedroom with dressing room.
- 1 full bathroom with good quality fixtures with single command faucets.

TOP FLOOR:

- Accessed via stairs.
- Terrace to the quiet part of the building of good dimensions (potential to add one more bathroom).
- 2 independent bedrooms.

IN SUM: Very good property, good price, good footage, excellent land dimensions, good construction quality, very good potential to continue growing, good environment, general services and much more.

CASH PRICE: USD 119,000

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

DON'T MISS IT, coordinate your visit with pleasure!!

Or make your queries through multimedia: RRSS or WhatsApp!!

WE SHARE WITH ALL OUR REAL ESTATE COLLEAGUES (sales and rentals).

A TEAM (+100 Real Estate Advisors) trained, professional to serve (4 offices) and accompany you in your process, as well as find solutions to your needs!!

Location

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References

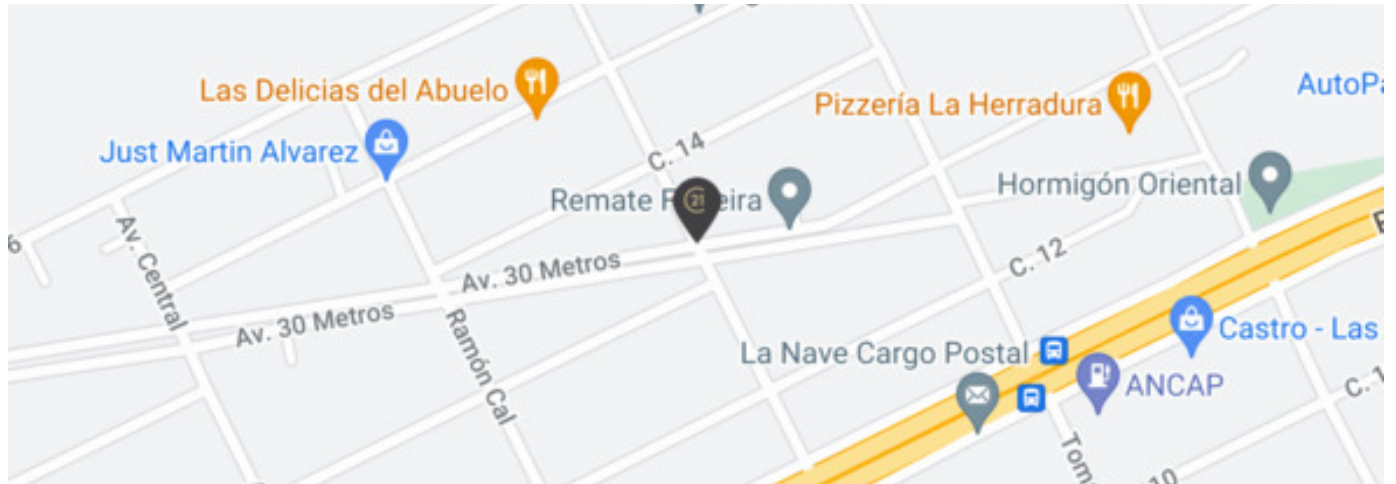
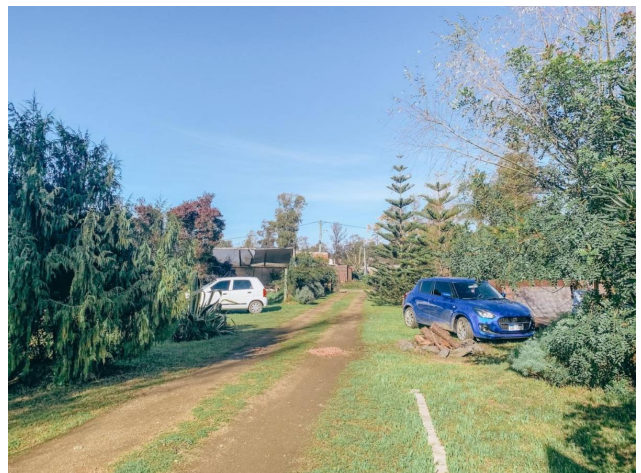
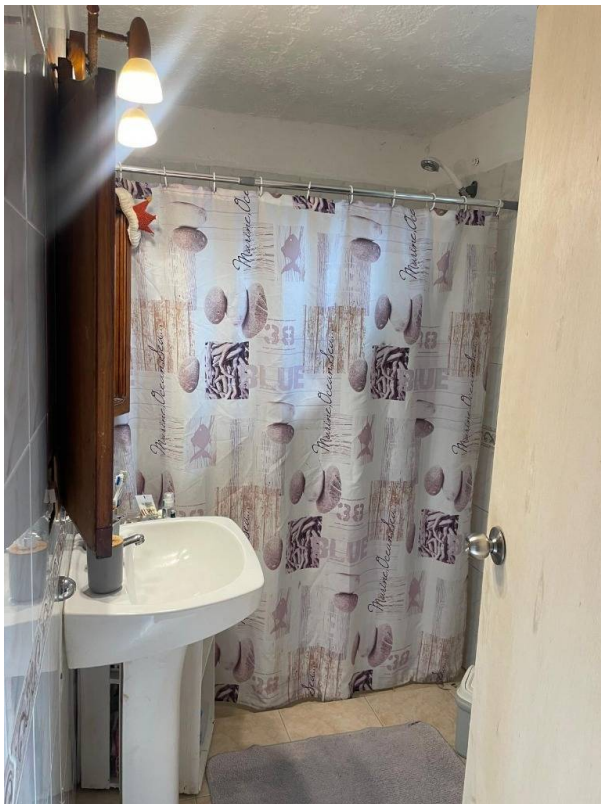


Photo Catalog









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