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House for Sale

Av. del Canal y Av. Gral. José Artigas San José de Carrasco, Canelones



Sale: US\$ 295,000

Property type: Home

Operation: Sale

- **Land:** 659.0 sqm
- **Building:** 338.0 sqm
- **Front measurement:** 20.0 m
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Parking lots:** 1
- **Land:** regular
- **Condition:** Good
- **Construction Quality:** Middle

- | | | | |
|------------------------|----------------|------------------|-----------------------|
| • Kitchen | • Pets Allowed | • Water | • Cable |
| • Sewer | • Electricity | • Internet | • Phone |
| • Loft | • Storage | • Dining Room | • Desk |
| • Yard | • Living room | • Courtyard | • Garage |
| • Car saves space | • Grill | • Tipo Garage: 1 | • Acceso al Garage: 3 |
| • Cantidad de Autos: 2 | | | |

Property status

State: Good
Age: 1980
Without Mortgage: Yes

Description

WORLD LEADER in REAL ESTATE SERVICES OFFERS:

#SALE in EXCLUSIVE HOUSE, GOOD CONDITION, UNIQUE PATTERN, SOUTH SIDE (Avda. Giannattasio)

IDEAL FAMILY, COMPANY, INVESTMENT FOR INCOME.

It is rented, but IT IS SOLD unoccupied, unless interest is with rent.

ACCEPTS BANK

Don't miss the opportunity to live in CIUDAD DE LA COSTA, minutes from Montevideo, a new quality of life awaits you, in a natural environment and with access to all services!

The front property has a plot of land of 659 M2 and 338M2 (186M2 housing on the ground floor/PA + 26M2 garage, 105M2 roofed/covered, 16M2 storage) total built according to cadastral documents, meaning that we are facing a property with great potential for multiple options , reformulate spaces, as well as leave it to your personal taste.

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: San José de Carrasco, emerged like the other neighborhoods of the current City of the Coast, as a spa. In the 1940s, the Spaniard Manuel Lamas, who owned a significant amount of land in the area, reached an agreement with José Francisco Daprile to purchase 196 hectares in the area. Pablo Milans accompanied Daprile in the venture and the financial support came from the then Banco San José; Months later they acquired another 65 hectares, in areas that bordered Shangrilá. This is how the Barrio-Jardín San José de Carrasco arose, whose name arose from the conjunction of the name of the administrative bank (San José) and the projection of Carrasco towards the east.

The area has extensive services, such as: public lighting, street paving, rainwater channeling, water networks, electricity, telephone/WI-FI, subscriber cable, sanitation, among others. Likewise, it has a wide range of services (Shopping Costa Urbana) among which are: schools, high schools, collection networks, supermarkets, pharmacy, private/public health, gym, bank, public offices, neighborhood fair, etc. say all the items present.

The property is located a few meters from Av. Giannattasio (400 meters), as well as the coastal/beach promenade (500 meters), it has a very good bus connection to different points of the Costa de Oro, Maldonado, Rocha, as well as for Montevideo.

The property has the following benefits, with great distribution:

- Very good traditional construction quality (exposed brick) and good state of conservation.
- Natural lighting and cross ventilation: through large windows that allow natural light to enter throughout the day.
- Sanitary and electrical installations are semi-updated.
- Waterproofed roof.
- Openings with exterior bars.
- 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.
- Spacious covered grill: ideal for family gatherings and outdoor events.
- Garden in front and back with grass and plants.
- Tank with a light roof at the bottom with different possibilities.
- Automated front gate.

LOW LEVEL:

- Very spacious living-dining room at the front with a traditional wood-burning stove.
- Defined kitchen with furniture connected to a large daily dining room.
- 3 large bedrooms with closets.
- 2 full bathrooms with appliances, single control faucets and furniture.
- Covered garage and closed garage with access to the main house (potential for an additional bedroom, storage or other option)

UPPER FLOOR: ATTIC

- Accessed via spiral staircase.
- 2 independent defined environments with potential for multiple options: office, separate bedroom, storage, etc.

- Exit to the general roof terrace.

IN SUM: Very good property, good price, large footage, good size of land, very good construction quality, excellent potential to continue growing, very good environment, very good quality of life, access to all general services and much more.

Supplementary data:

- Annual real estate contribution: \$62,000 approx.
- Annual primary tax: \$6,000 approx.

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

Av. del Canal y Av. Gral. José Artigas , San José de Carrasco, Canelones

References

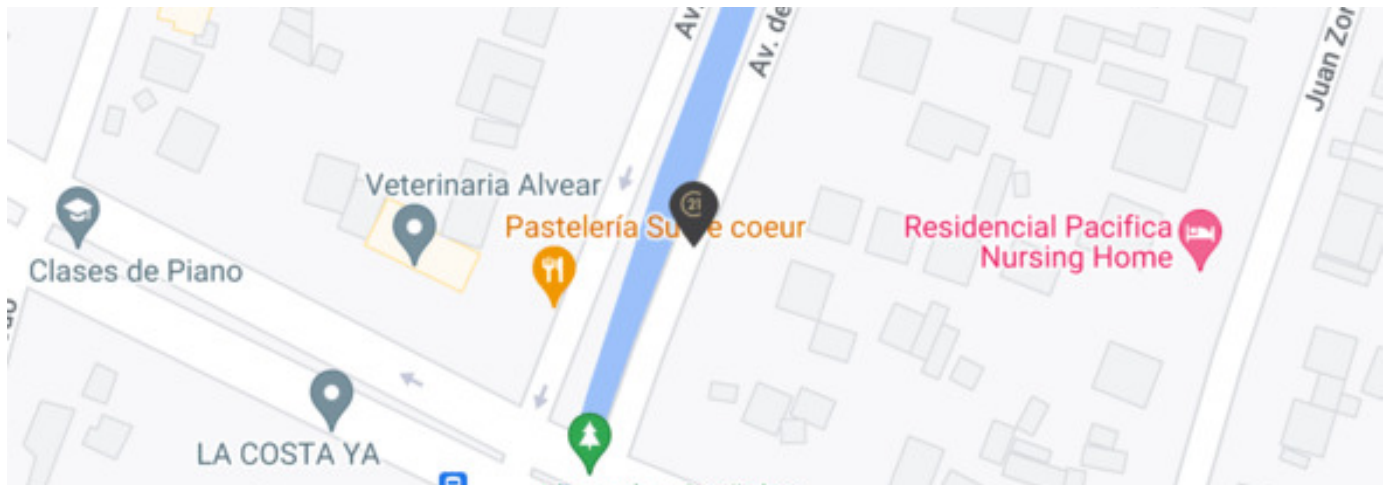
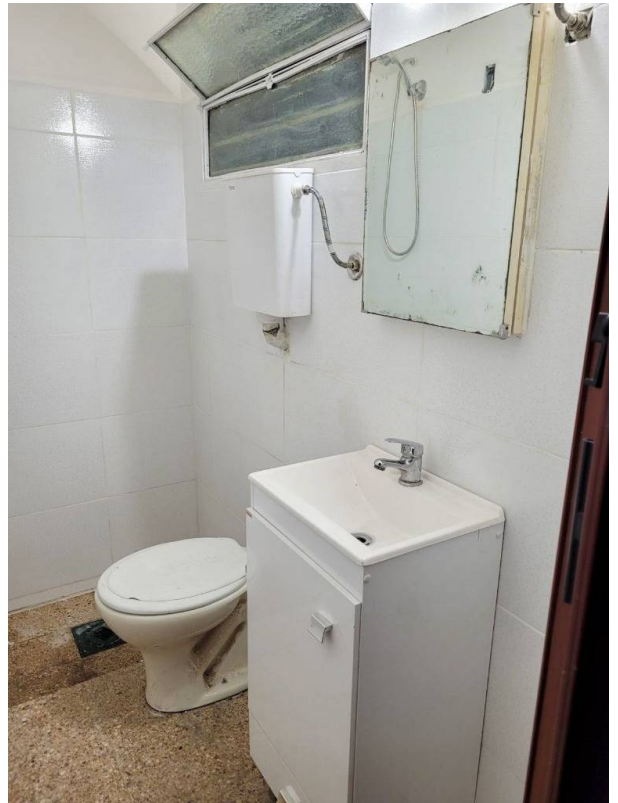


Photo Catalog









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