



## Historic semi-detached urban villa in Galdakao with private garden of more than 800 m<sup>2</sup>



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | Grupo Mariatomasa   |
| Cégnév:              |   |
| Ország:              | Spain   |
| Experience since:    |   |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments  |
| Telefon:             |   |
| Languages:           | English, Spanish  |
| Weboldal:            | <a href="https://www.mariatomasa.immo">https://www.mariatomasa.immo</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingtalan: | Eladó          |
| Ár:       | USD 918,243.37 |

#### Elhelyezkedés

|                        |                |
|------------------------|----------------|
| Ország:                | Spain          |
| Állam/Régió/Tartomány: | Basque Country |
| Cím:                   | Galdakao       |
| Feladta:               | 2026. 05. 03.  |

#### Leírás:

There are houses that are built and houses that are counted. Built in 1895 as the residence of the first director of the Galdakao dynamite factory a licence, at the time, from a certain Alfred Nobel, who family tradition places on a visit to these walls shortly before he died it belongs unquestionably to the second group.

A semi-detached villa of neo-Basque architecture, with 130 years of documented history and all the structural certainties of the 21st century inside. It is not a "charming" villa. It is a villa with a biography.

#### The house

Nearly 250 m<sup>2</sup> built on an urban plot of more than 800 m<sup>2</sup>, distributed on the ground floor, first floor, attic and basement, with two outdoor parking spaces expandable to three if the new owner decides to make the space profitable plus public parking at 100 meters.

#### Ground floor

A hall with direct access to the basement that cellar-cellar that anyone with wines in their head instantly identifies as their place a bright living-dining room facing the garden, a separate kitchen-dining room, a toilet, a pantry and a bedroom currently in use as an office. What in 1895 were compartmentalized



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service rooms is today an open, open and breathable space: the change was made in the comprehensive rehabilitation. One of the walls of the office preserves, under the current plasterboard, the original stone factory from the end of the nineteenth century if the new owner wants to leave it exposed, it is enough to dismantle it; The walls are almost a meter thick.

## First floor

Three bedrooms. The main one has an en-suite bathroom; a second full bathroom serves the other two.

## Penthouse

Open-plan space with skylights, floating parquet and a temperature naturally regulated by the thermal inertia of the walls. Designed for the quiet life: reading, office, play, whatever each one decides.

## Supplies and connectivity

Natural gas: the house was the second largest subscriber of natural gas in the whole of the Basque Country the first, a nearby house in the same neighbourhood and retains the contract. State-of-the-art boiler installed in 2024: high power, on-demand heating without accumulation, independent thermostats per plant (programmable at 18 °C below and 20 °C above, e.g. effortlessly and without overconsumption).

Fibre optics with technical priority: Euskaltel connection (Euskaltel· MásMóvil) installed with three days of meticulous work so as not to cross the façade. The final finish is neat, well above the residential standard, and the speed and stability of the line, too.

Central natural gas heating, distributed throughout the house.

## The environment

Bizkaibus and Galdabus stops are a one-minute walk away, with direct connection to Bilbao and the rest of the metropolitan area.

Euskotren station is a two-minute walk away. Bilbao in 18 minutes, without transfers, several frequencies per hour. In other words: three modes of public transport already operating today, not a promise of the future.

Arrival of the Bilbao Metro in Galdakao scheduled for 2027 (Sarratu, Aperribai, Bengoetxe, Galdakao centre and Usansolo Hospital stations). Committed investment: 360 million euros. When it comes into service, this house will have four modes of public transport at street level.

Hotel Iraragorri and Petit Comité restaurant literally next door. The Petit Comité is listed in The Fork with a 9.9 out of 10 (No. 1 in the Basque Country and No. 17 in the world). Useful for visits, celebrations and for days when cooking is a bad idea.

Galdakao-Usansolo Hospital a short distance away.

Municipal sports center on the same street.

Free public parking of the football field 100 meters away, in addition to the two own spaces.

Galdakao is trading approximately 35-40% below the capital of Bilbao with the same connectivity and the difference will be reduced when the Metro comes into operation. That is, today, the best news for those who buy.

## Qualities

Porcelain stoneware floors in wet and walkway areas, natural wood on the main floors and floating



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parquet in the attic.

Climalit exterior carpentry, practically new, in a great state of conservation.

Plastered and plastered enclosures.

Two full bathrooms the master en suite with the bedroom plus a toilet on the ground floor.

The house is ready to move into. It does not require structural work or rehabilitation: at most, redecoration or interior design intervention according to the taste of the new owner. The electrical installation allows for occasional updates typical of any home with this trajectory, and the bathrooms can be renewed whenever you want, not because it is necessary.

### The neighborhood

Quiet street with six houses and four residences. On the corner, at a sufficient distance from the house so that there is no noise or traffic interference, a restaurant completes the composition of the environment. It can be reached by car, train, bus and, from 2027, by metro. The offer of semi-detached villas with this combination of plot area, condition, connectivity and architectural uniqueness in Galdakao can be counted on the fingers of one hand. At the time of publication of this announcement, the rest of the fingers are free.

### Key facts

Typology Historic semi-detached house (1895)

Constructed area About 250 m<sup>2</sup> (ground floor, 1st, attic and basement)

Plot More than 800 m<sup>2</sup>

Ground floor, first floor, attic and basement

Bedrooms bathrooms 4 (one in use as an office) 2 bathrooms (1 en suite) + toilet

Garage 2 outdoor spaces (expandable)

Heating Natural gas boiler 2024

Ready to move in status

Comprehensive rehabilitation 25 years ago complete structural reinforcement

Current public transport Euskotren · Bizkaibus · Galdabus

Public transport 2027 Bilbao Metro

Price 790.000

Visits by appointment.

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Új: No

### Gyakori

Hálósobák: 4

Fürdőszobák: 3

Kész négyzetméter: 250 nm

Telekméret: 900 nm

### Lease terms

Date Available:

### Contact information



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<https://www.imlix.com/hu/>

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IMLIX ID:

Chalet Galdakao 605030

