



## BEAUTIFUL VILLA IN ESPARTINAS, EUROPA SCHOOL AREA



### Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience  
since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 452,197.63

### Locatie

Aanbevolen Auto Onderdelen: Spain  
Staat/Regio/Pronvincie: Andalusia  
Plaats: Seville  
Geplaatst: 28-03-2025  
Omschrijving:

ITHLUX-SEVILLA presents you this beautiful property with an excellent location: A few steps from the renowned Colegio Europa, this house is located in a private urbanization with easy access to the future link with the M40 and the A49. Ideal for families looking for tranquillity, space and comfort, all just a stone's throw from Seville.

With more than 270 m<sup>2</sup> built over two floors, this property offers everything you need:

#### Ground floor:

- \* Large kitchen with laundry room.
- \* Large living-dining room with access to a bright solarium.
- \* Three single bedrooms perfect for the little ones or as versatile spaces.
- \* Master bedroom with en-suite bathroom, which provides privacy and comfort.
- \* Full bathroom, for greater comfort.
- \* Solarium
- \* Storage room and outdoor toilet

#### Upper Floor:

- \* Another spacious bedroom ideal as a guest room.



- \* Large office-library, with the possibility of converting it into two additional bedrooms, perfect for large families or specific needs.
- \* Additional full bathroom.

In total, the house has 5 bedrooms and a large library, which guarantees space for the whole family.

Equipment and energy efficiency:

- \* Hot water by aerothermal energy.
- \* Split air conditioning in all rooms and the solarium.
- \* 4 kW photovoltaic station, which ensures energy savings.

Impressive exterior, on a plot of more than 550 m<sup>2</sup>, you will find:

- \* Private swimming pool of 9x5 meters, ideal to enjoy the summer.
- \* Parking for three vehicles.
- \* An exterior storage room and toilet, perfect for additional storage and for use without accessing the interior of the house.
- \* Manicured garden, perfect for outdoor activities.

In addition, the private urbanization has common areas, including:

- \* Playground.
- \* Communal swimming pools.
- \* Social club.

A home for families looking for quality of life: Espartinas combines tranquillity, comfort and an unbeatable location. This home is perfect for families who value space, quality and proximity to first-class educational services. **CONTACT TODAY** for more information and to arrange a visit. Don't miss the opportunity to live in this real estate gem!

The house is sold unfurnished. **ATTENTION:** in the report we have included some images generated with AI to give an idea of other options for using spaces and rooms.

(By express wish of the owners we manage this property exclusively, please contact and request viewings through the real estate advisor. Please refrain from disturbing the neighbors.)

In compliance with the decree of the Junta de Andalucía 218-2005 of October 11, clients are informed that notary, registry and I.T.P. expenses are not included in the price, as well as real estate intermediation fees. Available document D. I. A, based on the provisions of Decree 218 05 of 11 October, which regulates the Consumer Information Regulation on the sale and lease of homes in Andalusia. - REF: ITH3258

Nieuw: Nee

## Algemeen

Slaapkamers:	5
Badkamers:	4
Lot Afmeting:	573 m <sup>2</sup>



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL:

<https://floorfy.com/tour/2302866>

## Contact information

IMLIX ID:

ITH3258

