



Villa-House for sale in Kalaa-Essghira Tunisia



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 265,698.96

Location

Country: Tunisia
Posted: Aug 25, 2025

Description:

Discover this superb villa in excellent condition located at the entrance to Kalaa Seghira in a quiet and sought after residential area. Built in 2009 on a 460 m plot and offering a built up area of 570 m this residence combines modern comfort with Tunisian authenticity.

Main features

6 spacious rooms including a master suite with private bathroom living room and balcony.
Two bedrooms are currently furnished one furnished and used as an office the other as a second living room.
Bright double living room on the ground floor.
2 bathrooms fireplace installation to be finalized according to your wishes .
3 balconies offering beautiful light.
Two large kitchens one in the basement the other on the ground floor.
Garage with capacity for 2 cars.
Outdoor spaces
Landscaped garden with barbecue area equipped with a traditional oven.
Relaxation area to enjoy the fresh air.
Dedicated corner for the dog.
Majel for water supply.
Solar panels installed require maintenance .
Rooftop terrace with laundry area.
Well being and comfort
Traditional Hammam Arbi to enjoy the true Tunisian experience.
Central heating and air conditioning.
Alarm and intercom system.



Insulation with double partition for better thermal and acoustic comfort.

Location A strategic location at the entrance to Kalaa Seghira close to all amenities ideal for family life combining tranquility and accessibility.

A villa that offers all modern amenities the charm of a traditional hammam and inviting outdoor spaces an opportunity not to be missed

Services

Air conditioning

Whirlpool bath

Chimney

Double glazing

Sliding windows

Internet

Photovoltaic panels

Electric blinds

Barbecue

Fence

Well

Shared laundry room

Alarm

Intercom

Common

Bedrooms:	8
Bathrooms:	2
Finished sq. ft.:	570 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T84391/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: tn61795959

