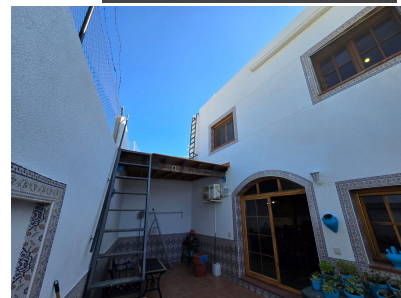


# Lovely 4 Bed 4 Bath modern townhouse with large garage and courtyard on the edge of town in Sax.

Ref: IVD13821

**Price**  
**€249,000**



**Property type :** Townhouse

**Location :** Sax

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** No Pool

**Garden :** Private

**Orientation :** East

**Parking :** Garage

**House area :** 276 m<sup>2</sup>

**Plot area :** 106 m<sup>2</sup>

**Airport :** 45 mins

**Beach :** 45 mins

**City :** 45 mins

**Golf :** 30 mins

✓ Mains Electric

✓ Solar Power

✓ Walking Distance - Restaurant / Bar

✓ Basement

✓ Solarium

✓ Mains Sewerage

✓ Mains Water

✓ Double Glazing

✓ Fireplace - Log Burner

✓ Utility Room

✓ White Goods

✓ Air Conditioning

✓ Walking Distance To Town

✓ Garage

✓ Terrace

✓ Not Furnished - By Negotiation

### Spacious 4-Bedroom Townhouse with Garage, Terrace & Energy-Efficient Upgrades – Prime Village Location

This generously proportioned and impeccably maintained four-bedroom, four-bathroom townhouse is ideally situated in a peaceful residential area, just a five-minute walk from the village center. With schools, pharmacies, banks, and supermarkets all within easy reach, convenience is truly on your doorstep.

#### Ground Floor: Versatile 106 m<sup>2</sup> Garage Space

The entire ground floor is dedicated to a spacious 106 m<sup>2</sup> garage with capacity for up to six vehicles. It features a bathroom, a separate pedestrian entrance, and an automatic garage door. Thanks to its size and flexible layout, this space offers excellent potential for use as a private business, workshop, or rental unit to generate additional income.

#### First Floor: Elegant Living with Outdoor Space

Accessible both from the garage and a rear entrance on a parallel street, the first floor welcomes you with bright marble flooring and a skylit hallway. The spacious living and dining room is fitted with air conditioning and a heat pump for year-round comfort.

The large kitchen connects to a cozy dining area with a fireplace and air conditioning, creating a perfect setting for family meals or entertaining. From here, step out onto a 30 m<sup>2</sup> patio, ideal for al fresco dining or relaxing outdoors. A staircase leads up to a stunning 50 m<sup>2</sup> rooftop terrace with panoramic views—perfect for sunset evenings or summer gatherings.

This floor also includes a full bathroom and a practical laundry room.

#### Second Floor: Privacy and Comfort

The 85 m<sup>2</sup> second floor features two attic-style rooms with skylights, a full bathroom, and two additional bedrooms.

One is a tranquil space ideal for work or study, while the other is a private suite complete with its own en-suite bathroom. All bedrooms have built-in wardrobes, and the absence of any upper neighbors ensures total privacy and peace.

#### Energy Efficiency & Recent Upgrades

The home is equipped with eight photovoltaic panels and two thermal solar panels (480-liter capacity), offering significant energy savings and sustainable living. Both systems are under warranty, and the house holds a C energy efficiency rating.

Built nearly 30 years ago, the property has been meticulously cared for and has never required major repairs. Recent upgrades include new Climalit double-glazed windows and balcony doors, plus a fully automatic new garage door—adding to the home's comfort and security.

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#### Key Features:

- \* 4 Bedrooms, 4 Bathrooms
- \* 106 m<sup>2</sup> Garage for 6 Vehicles / Business Potential
- \* 30 m<sup>2</sup> Patio + 50 m<sup>2</sup> Roof Terrace with Views
- \* Air Conditioning & Heat Pump
- \* Solar Panels (Photovoltaic & Thermal)
- \* Recent Window & Door Upgrades
- \* Energy Rating: C
- \* No Upper Neighbors
- \* Quiet Location, 5 Minutes from Village Center