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## **3 bedroom duplex house located on a plot of 435 sqm**

**310,000 EUR**

Web Reference  
**#46117**

📍 Mogosoaia, Bucharest / Ilfov



<https://www.blissimobiliare.ro/index.php/en/villa-5-bedrooms-for-sale-mogosoaia-bucharest-ilfov-46117>  
(<https://www.blissimobiliare.ro/index.php/en/villa-5-bedrooms-for-sale-mogosoaia-bucharest-ilfov-46117>)

### **Description**

BLISS Imobiliare presents to you a duplex 3 bedroom house, located in Mogosoaia, just 15 km from Piata Victoriei.

## Located 6 minutes drive from Mogosoaia Palace and Mogosoaia Lake.

Each villa is arranged on a plot of of 435 sqm, of which 128 sqm are occupied by the house, leaving 307 sqm of yard. The house has a built area of 255 sqm, and a usable area of 206 sqm plus 14 sqm of balconies.

### **It is divided as follows:**

- Ground floor: garage, technical room, kitchen, pantry, bathroom, office and living room.
- First Floor: master bedroom + dressing room + bathroom, 2 children's bedrooms, children's bathroom, hobby room (above the garage).
- Attic: not habitable, but can be used as a storage space (access with modular ladder).

### **It benefits from quality interior and exterior finishes:**

- Triple pane glass with Salamander profiles;

- Hormann garage door with remote control and automation;
- Exterior windows in Ruschita marble with dripper;
- Three-phase electric current with connection for generator installation;
- Outdoor electrical circuits for yard lighting;

**We also mention the following facilities:**


- TV cable and internet cable in each room;
- Air conditioning;
- Individual thermal plant;
- Garden with lawn and automatic irrigation system;
- Alarm system and video surveillance.





## Property details

<b>Rooms no.</b>	6
<b>Useable surface</b>	206m <sup>2</sup>
<b>Constructed surface</b>	255m <sup>2</sup>
<b>Bedrooms no.</b>	5
<b>Kitchens no.</b>	1
<b>Bathrooms no.</b>	3
<b>Building type</b>	Villa
<b>Year built</b>	2015
<b>Balconies no.</b>	3
<b>State</b>	Finished
<b>Total land</b>	435m <sup>2</sup>
<b>Print</b>	128m <sup>2</sup>
<b>Courtyard</b>	307m <sup>2</sup>
<b>Parking inside</b>	1
<b>Parking outside</b>	1
<b>Earthquake risk class</b>	Unclassified
<b>Common service charges</b>	150.00 EUR

## Amenities

 Semi furnished

 Private heating

 Suitable for office



## Location



## Photos

