



**South District | Gibraltar | Ref: G5235**

**£950,000**

**Charming colonial property in the Suth District**

This beautifully refurbished family home is offered fully furnished and boasts high-quality finishes throughout. With three bedrooms and one bathroom, the property spans approximately 140sqm of internal space. Key features include high ceilings, 13sqm of private basement storage, a 56sqm shared basement with a laundry room, and a 60sqm shared patio/garden area. There is also potential to add another floor, increasing the internal area by an additional 140sqm.

The communal areas are shared with just one other neighbor, ensuring privacy and exclusivity. Parking is conveniently available nearby on a long-term rental basis from the Government, with ample Zone parking in the vicinity. This leasehold property is sold on the open market with no residency restrictions and benefits from low outgoings

**Property Details**

- 3 beds

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- 1 baths

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- Fully Furnished

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- Permit Parking - Not Allocated

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- Garden

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- Internal 140m<sup>2</sup>

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- External 60m<sup>2</sup>

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- Rates: 412

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