

Ático

# Elegant And Spacious 4 Bedroom House For Sale In Melrose

Mexico, Mexico City, Mexico City, Melrose Boulevard, 30, 2196,

PRECIO DE VENTA

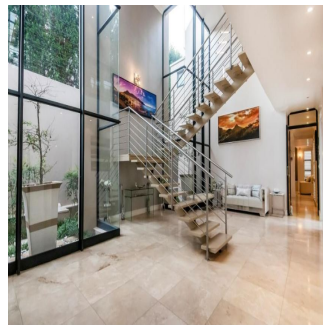
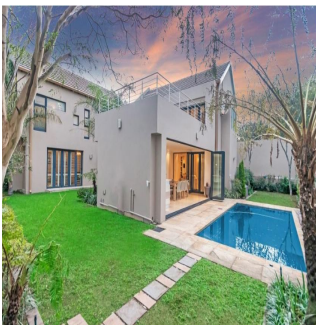
**\$ 576631.00**

- 🏠 700 qm
- 🏠 7 habitaciones
- 🛏️ 4 dormitorios
- 🚿 3 baños
- 🏠 3 suelos
- 📏 3 qm superficie terrestre
- 🚗 3 plazas de coche



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## Main Level:

Double-volume spacious entrance foyer

Guest toilet

Formal lounge with projector and screen, duel-sided gas fireplace

Dining room

TV/Family room

Kitchen with extra sized oven, 5 ring gas hob, center island, breakfast table, with separate scullery and pantry with indoor laundry.

Enclosed entertainment area with stacking doors, gas hob, built-in bar with wine cooler

## Upper Level:

Large landing area with extra built-in linen cupboards.

4 Bedrooms with built-in cupboards, main with vaulted ceilings, window day bed, walk-in dressing and large balcony

3 Bathrooms (main and guest en-suite with freestanding baths).

Guest bedroom with Juliet Balcony, plus another balcony.

Study with built-in bookshelves and cupboards

Pool

5 x Garages

Off-street parking

Garden storage unit

Storeroom

Separate Staff Accommodation or 1-bed cottage, with kitchenette, lounge and dining room, bedroom with en-suite bathroom, with prepaid meter

## Special Features:

Alarm system with internal and external beams

CCTV x 4

Electric Fence

Integrated sound system

Stacking doors

Travertine floors

American Security Plantation shutters

Wooden blinds

Tiled and wooden floors

Underfloor heating

Air conditioning in the study

3 Geysers, 2 x solar

Automated irrigation system

A brown water collection system

Rock water feature

6-hour inverter system

Fibre ready

Totally refurbished in the last 7 years

Generous Spacious Ideally Situated In One of the Most Sought-after Areas

All offers will be negotiated!

Disponibile En: 27.11.2023

Piso: 4      Suelos: 4      Año De      Plazas Para Coches: A?o De Construcci?n: 2017      Tipo Oficina  
Construccion: 2017      4



### Servicios

ID	ID propiedad	Area de recepcion	Sala de Estudio
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### Servicios Exteriores

Seguridad las 24 horas	Garaje	Piscina
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