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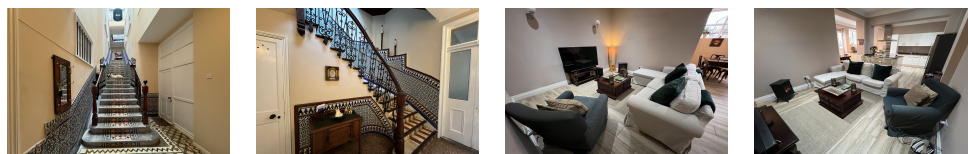
## SOUTH DISTRICT

**£2,100,000**



### FEATURES

- 5 Bedrooms
- 2 Bathrooms
- Partly Furnished



Exceptional Opportunity: Spacious Freehold Property in Prime South District Location Discover this rare chance to acquire a substantial freehold property in the highly sought-after South District. This remarkable building offers a total internal area of approximately 270 m<sup>2</sup> across two main floors, complemented by a spacious roof terrace (approx. 100m<sup>2</sup>) that boasts stunning views of the Harbour and the Rock. The main house features: Five generously sized bedrooms, including a master suite with a dressing room. Two bathrooms, one of which is en suite, plus two additional separate WCs. A spacious reception room and an elegant dining room perfect for entertaining. A large kitchen/diner leading to a charming, split-level private patio (approx. 70m<sup>2</sup>) ideal for outdoor gatherings. A top-floor laundry room, fitted with a second fully equipped kitchen, adding incredible versatility. This property over 100 years old, is rich in original features, including: High ceilings that enhance the sense of space. Beautiful ceramic flooring, matching Andalusian tiles on central patio walls and original wooden floorboards. A stunning central patio covered by a large skylight, flooding the home with natural light. Additional Features: The ground floor includes a commercial unit, which has been rented for over 15 years as a convenience store (currently vacant). This versatile space could be converted into a large garage or retained as a business opportunity. Subject to planning permissions, the property offers ...

<b>Interior Size:</b>	270m <sup>2</sup>	<b>Ownership:</b>	Leasehold
<b>Exterior Size:</b>	170m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£5,915.49