

Bungalow in a quiet area of Miravalles - 3 rooms, 2 bathrooms, double carport

house / purchase

General information

General

Property nr:	09g23
Address:	Calle Tajo Los Caldeón CR-11901 San Isidro Del General Miravalles Costa Rica
Region:	Provinz San José - Pérez Zeledón

prices

purchase price:	165,000.00 USD
-----------------	----------------

measures

residential area:	approx. 84 m ²
kitchen area:	approx. 11 m ²
corridor area:	approx. 5.8 m ²
number of rooms:	4
number of bathrooms:	2
number of bedrooms:	3
number of separate toilets:	2
terrace area:	approx. 17 m ²
plot area:	approx. 2,400 m ²
number of parking spaces:	3
type of car parking space:	carport
usable area:	approx. 115 m ²

features

type of equipment:	standard
flooring material:	tiles
building style:	solid building
kitchen:	fitted kitchen
bathroom:	with shower
further rooms:	washing / drying room
barrier-free:	yes
balcony / terrace:	yes

furnished:	no
window:	wood
doors (outside):	wood
doors (inside):	wood

condition

year of construction:	2008
age:	new building
type of condition:	partial renovation required

surroundings

next town:	San Isidro de El General ca. 4,5 mil, Uvita ca. 26 mil, San José ca. 87 mil
view:	distant view, mountain view
distance to bus station:	approx. 600 m
distance to main-line station:	approx. 8.6 km
distance to city centre:	approx. 7.3 km
distance to sea:	approx. 42 km

energy certificate

energy certificate available:	no
--------------------------------------	----

detailed description

A house in bungalow style in solid construction is offered. Size approx. 115 m² with 3 bedrooms, kitchen and large living/entrance area.

There are two shower rooms available. The approximately 20.5 m² bedroom has a separate entrance.

At the house there is an approx. 7 m² washing/drying room with water connection.

The view in southern direction to Pérez Zeledón and the Chirripo mountain will inspire you. Numerous birds such as toucans are regular guests.

On the large (ca. 0,59 ac) property with a slight slope there are many fruit trees and a seating area with space around the campfire.

The property is completely fenced in and the windows are discreetly secured.

The driveway from the dirt road is solidly concreted.

location description

Miravalles is a settlement about 20 minutes from San Isidro de El General on the way to Rivas. The property has a wonderful view of the Chirripo and the Pérez Zeledón highlands. A bus runs regularly to Miravalles a car (4x4) is recommended.

The location is in a safe area, there is a small supermarket and a small bar in the village. Shopping is done in the center, the fresh market at the central bus station has a large selection. Supermarkets like Pali, Megasuper, BM and Walmart are within easy reach.

The cooler mountain climate is very pleasant year round and the beach at Dominical with its great sunsets is about an hour away by car. It is about a 3 hour drive to San José. You can also reach many destinations in the region by public transport.

further information

It is pointed out that the information passed on about the respective objects comes from the owner/seller or from an authorized third party and is not checked for correctness by us.

The exact areas can be found in the floor plans. Area information is to be regarded as approx.

No liability can therefore be assumed for the correctness of the information. It is up to the customer to check that this information is correct.

Subject to prior sale.

Gallery



Welcome to Miravalles



Driveway with double carport



Plot approx. 0,59 ac



View to Perez



Driveway



Entry



Entrance /living area approx. 27 m²



Room III approx. 9,6 m²



Room III approx. 9 m²



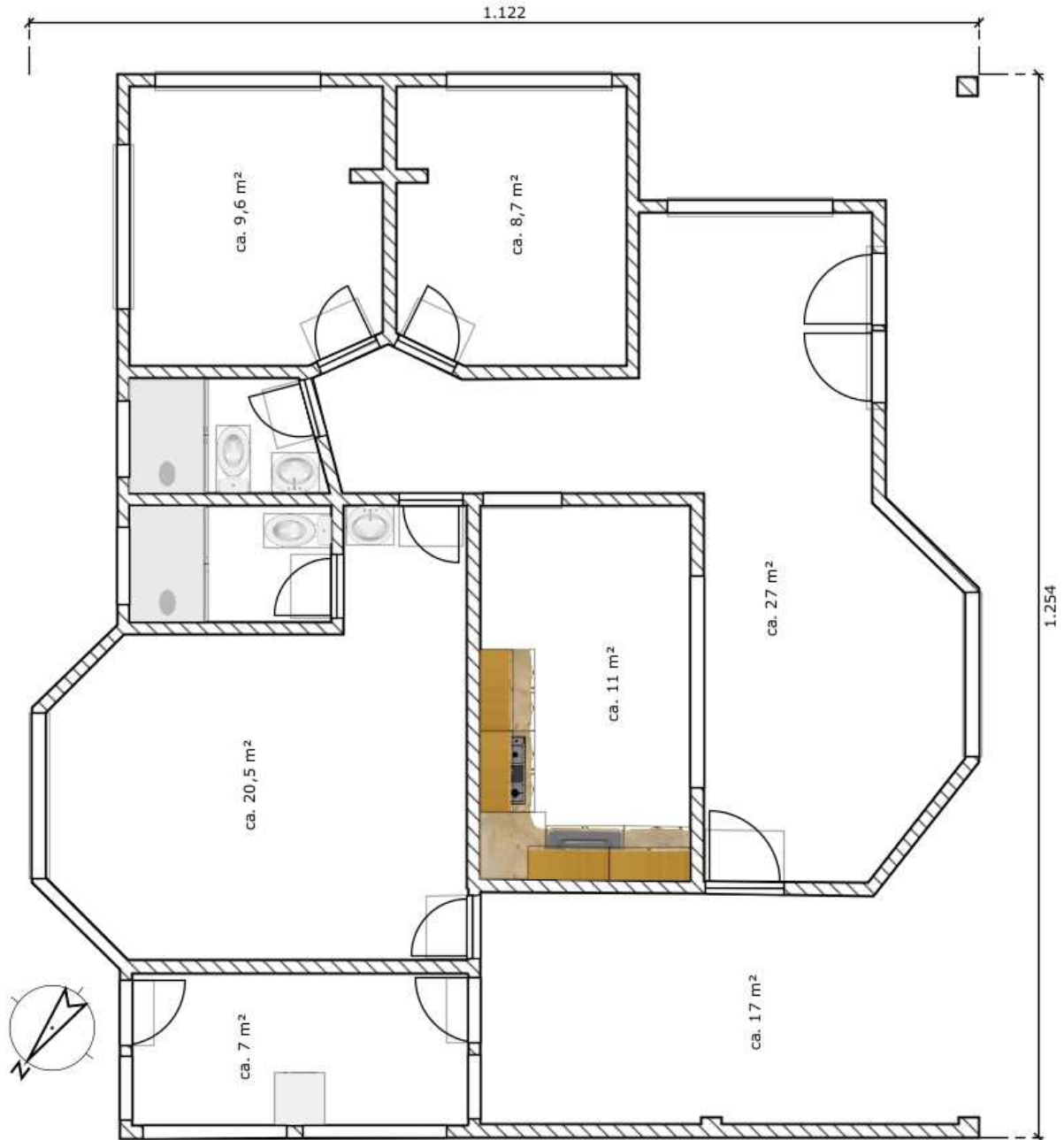
Solid wood doors



Shower bath I



floor plan house



3D view house



View over Miravalles to Pérez Zeledón



Agency

The offer is managed by

Company:	Larwo Group
Address:	Wiesengrund 1 DE-16562 Hohen Neuendorf OT Bergfelde Deutschland / Berlin - Brandenburg
Controlling authority:	Stadt 16540 Hohen Neuendorf, Oranienburger Str. 2, Gewerbeamt
Concession (according §34c):	Inhaber der Erlaubnis zum Abschluss von Verträgen über Grundstücke, grundstücksgleiche Rechte, gewerbliche Räume, Wohnräume nach § 34c GewO
VAT ID:	DE 275035590
Authorized representative:	Christian Houschka
Website:	www.larwo.de

Your contact person

Name:	Mike Wilson RealEstate
Phone:	+506 8381 2027
Mobile:	+506 8381 2027
E-mail:	mikecostarica@gmail.com