

UPP153  
Available

## UPPER ROCK

**£2,750,000**



### FEATURES

- 6 Bedrooms
- 3 Bathrooms
- Fireplace
- Dining room
- Laundry room
- Wooden floors
- West facing
- Bright & Airy
- Fitted Kitchen
- Double glazing
- High ceilings
- Reverse Air Conditioning
- Detached Cottage
- Bay view
- Partly Furnished
- Private Parking
- Private Garden

LAND AND PROPERTY FOR SALE IN GIBRALTAR WITHIN THE NATURE RESERVE. We are delighted to offer a unique and rare opportunity to purchase a gated 600 sqm plot with two built properties within the Gibraltar Nature Reserve, Upper Rock. The 600 sqm plot consists of two separate properties, a large 4-bedroom country home and a separate two bedroom granny flat. Planning permission is being processed for an extension to the main property to include a private swimming pool and more. Main House As you approach the main house you are welcomed with a gated front porch and sunbathing area. The home is comprised of a comfortable foyer, leading into a large kitchen with pantry & dining area and follows through to the large and homely living room with a fireplace. Original wooden beams decorate the ceilings throughout. As you continue through the property you will find a shower / bathroom, large walkthrough dressing room / hallway and 4 double bedrooms. The master bedroom includes its very own modern ensuite bathroom and bath. Reverse air conditioning is installed throughout. Located within the grounds, behind the property, is a laundry room and shed. Second House The second property (granny flat) located behind, but not overlooking the main house is comprised of 2 bedrooms. As you enter you will find a comfortably sized living room with large floor to ceiling windows overlooking a private terrace and views of the Bay of Gibraltar. An open plan kitchen / dining area adjacent to the living room leads through to the first bedroom (which could also be used as a study room or office), a shower room and toilet and continues to the main bedroom. The main bedroom has spectacular views of the bay. A separate laundry...

<b>Interior Size:</b>	202m <sup>2</sup>	<b>Ownership:</b>	Leasehold 78 years remaining
<b>Exterior Size:</b>	398m <sup>2</sup>	<b>Rates:</b>	£122.7 Per Quarter
<b>Plot Area:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Furnishing:</b>	Partly Furnished	<b>Price per sqm:</b>	£6,857.86