

## 4 Bedroom Independent House for sale in Guirim, North Goa

3.9 crores



★ Featured

### OWNER SALE: Spacious Detached Bungalow In Quiet Village Off The NH66 Near Mapusa

Near Mr. Farmer, Guirim, North Goa - 403507 (Goa)

- Area: 530 SqMeters ▼
- Bedrooms: Four
- Bathrooms: Three
- Total Floors: Two
- Furnished: Semi Furnished
- Transaction: Resale Property
- Price: 39,000,000
- Rate: 73,585 per SqMeter **-25%**
- Age Of Construction: 11 Years
- Possession: Immediate/Ready to move

## Description

BROKERS PLEASE EXCUSE : No Brokerage payable

**This substantial, 2-storey detached bungalow/villa with its Clear Title is offered for sale, with furnishings if desired. The compounded and gated 530 sqm plot has permission for a swimming pool, offers a super built up area of approx. 272 sq meters plus two large glass enclosed balconies totalling an additional 22 sqm of living space. The bungalow is located in a quiet, residential village within easy reach of Mapusa, Panjim and is just off the Mumbai-Goa Highway (NH66). The North Goa beaches of Calangute, Anjuna etc are approx. 8 kms away.**

Our 4 bedroomed house is spacious and benefits from high ceilings and large windows. It has one large bedroom with an attached bathroom in a private enclosed area on the ground floor, making it ideal for a family with elderly parents living with them. An extremely spacious master bedroom overlooking a pond, and a large guest bedroom, both with ensuite bathrooms are on the first floor. There is an additional large bedroom on the first floor, suitable as a children's bedroom, Study or Office.

A beautiful entry porch, furnished utility-cum-laundry room which includes a Samsung dishwasher and cabinet freezer, a spacious sitting room, open plan dining and kitchen area with a fully fitted kitchen in beech wood complete the house. All bathrooms are fully tiled. The en-suite bathroom attached to the master bedroom comes complete with walk-in shower and shower jets. Hot water is generated from solar panels and is available in all bathrooms; as well as in the kitchen and utility/laundry room.

You have a unique opportunity to buy this well-located property close to all amenities. A significant number of alterations and enhancements to the builder's original basic specification have been completed to bring it up to European standards. The alterations from the original are too many to mention individually. Two large balconies (11 sqm each) overlooking the pond have been enclosed with uPVC sliding glass doors, allowing expansive views over the green fields in the monsoons, while keeping the balconies dry, to relax with a book or a cup of tea and enjoy Goa's monsoon.

The plot has planning permission for a swimming pool if the new owner would like to have one. The garden is currently not landscaped so as to provide the new owner with a blank canvas enabling control over the design and layout of the garden area, as well as the ability to decide whether to put in a swimming pool or whether to use the entire space as a garden.

The price is negotiable depending on whether you wish to paint the house yourself or have it pre-painted. The price for the property and the extras can be separated for registration purposes.

The house does have the potential to be modified for commercial use.

When you call, please mention that you saw this ad on PropertyWala.

## Features

### General

- Room AC
- High Speed Internet
- Wi-Fi

### Interior

- Woodwork
- Modular Kitchen

### Maintenance

- Water Supply / Storage
- RO System
- Waste Disposal

### Lot

- Private Terrace
- Balcony
- Private Garden
- Corner Location

### Exterior

- Reserved Parking
- Visitor Parking
- Independent Garage

### Other features

- imported sectional garage doors
- spacious uPVC enclosed balconies
- Solar panels for hot water
- Fully compounded
- decorative window grills
- Planning permission for swimming pool

## Location

## Advertiser Details

**James B**

Guirim, North Goa

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Scan QR code to get the contact info on your mobile

## Pictures



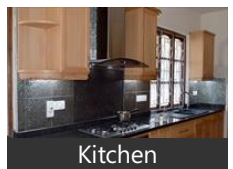
Main Entrance



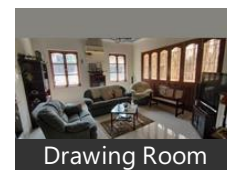
Main Entrance



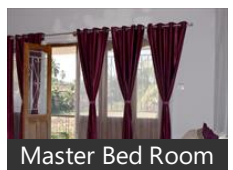
Dining



Kitchen



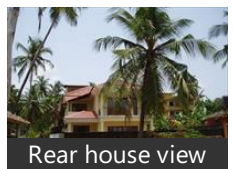
Drawing Room



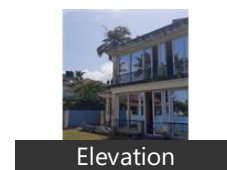
Master Bed Room



Terrace



Rear house view



Elevation

\* Location may be approximate

## Landmarks

### Business & Services

MR Farmer (<0.5km), Grampanchayat-Parra (<3km)

### Restaurant & Shops

Dominigo Bar (<1km), Vetoba Store (<1km), Mmanuel Stores (<1km), Dhandeet General Stores (<1km), One Click Shoppers (<1km), Taramati General Stores (<1km), Sai Tejal Bar & Restaurant (<1km), Super Choice Market (<2km), Palyekar Bar & Restaurant (<2km), M. R. General Stores (<2km), Babli General Store (<2km), Island Restaurant (<2km), Shubham General Stores (<2km), Brijesh Bar & Restaurant (<2km), Cottonking (<2km), Plated Restaurant (<2km), Belson (<2km), Shop in Shop (<2km), S. S Super Mart (<2km), SJ Suits (<2km), J. K Super Market (<2km), UNITED COLORS OF BENETTON (<2... Miranda General Stores (<3km), Bharme (<3km), Annes (<3km), Vithal Bar & Restaurant (<3km), Shri Ganesh Stores (<3km), Shalom Book Shop (<3km), ST. Anne, Shri Bhatshwarnath Super Market (<... R J General Store (<3km), Bhawani Collection (<3km), Kavlekar, Grace General Store & Cold Storage (... Ramkrishna Restaurant (<3km), Vijay Damodar P. Parrikar General Sto.. Senor the Suit People (<3km), Savton Bar & Restaurant (<3km), Babu General Stores (<3km), Lucky Jeans (<3km), Amar Mini Mart (<3km), Vishakha Sarees (<3km), Sunil Textiles (<3km), Wyna, Aakbani Fashion (<3km), A. K Designer (<3km), Mateshwari Fancy Stores (<3km), Halbunkar General Store (<3km), Khushi Creation (<3km), Finest Family Store (<3km), Shri Aashapura General Store (<3km)

### Hotel

Hotel Green Park-Guirim (<1km), Grand Goa Exotica (<1km), White Square Nirvana (<2km), Hotel Rhythm next-Mapusa (<2km), Hotel Sulaksha (<2km), Prestige Hotel (<2km), Una Homestay Arcangela-Sangolda ... Hotel Novacity (<3km), Yuvasri Hotel (<3km)

### Landmark/Attraction

[more...](#)

## Locality Reviews

Guirim, North Goa

Guirim is a pretty village known for its green fields, peacocks, and coconut trees which used to border the Mumbai Goa highway and the excellent boy's school at Monte Guirim. Guirim Cross was a well-known local landmark but is now overshadowed by the flyover that dominates this once-green area. It is beautiful, and quiet yet very well located due to its proximity to the highway and to Mapusa.

#### Pros:

- Location is close to a main town, yet quiet surroundings
- Highly picturesque area
- Proximity to the highway, Mapusa, Porvorim, Panjim and the North Goa beaches

Posted: Nov 30 by James B

Guirim, North Goa is rated 9 out of 10 based on 1 user reviews.

Disclaimer: The reviews are opinions of PropertyWala.com members, and not of PropertyWala.com.

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