



# GHAXAQ, UNCONVERTED PALAZZO

€ 2,900,000



REF NO: 006058

 4 Bedrooms

 2 Car Spaces

 Area (sq mtrs): 4100.00

This beautiful Heritage Property being offered for conversion, with both residential and commercial potential, representative of 18th century country houses and set at the edge of the old village of Ġaxxaq, today forming the newer village area. Having an impressive, large semi-formal garden surrounded by high weathered walls, with baroque architectural decorations, elevated pathways, fruit trees and many protected trees including oaks, olive trees and Aleppo pines, also, accommodating recreational areas and a pigeon loft (barumbara) at the rear. Existing combined internal floor areas: 400 sq/mtrs Total garden area: 3800 sq/mtrs The House has a lovely wide-frontage, displaying a gorgeous balcony, pregnant windows and wooden shutters and which spans the main residence and adjoining servants quarters, typical of such residences of the era. An authentic arched hallway forms the entrance to the main residence, with double-height ceilings and adjacent rooms, leading to a bright and extremely spacious drawing room with large apertures onto a sprawling garden terrace, onlooking the extensive gardens. Servant quarters are set around a truly magical inner courtyard and though interconnected, have their own independent entrance. A wide and easy staircase leads up to the next intermediate level having rooms set above the servant's quarters, with features such as wooden beams and patterned tiles and leading onto another level of terrace area overlooking the courtyard and garden, to then move on up to the splendid upper level of the main residence, having a bright landing, leading onto yet another sprawling terrace area, overlooking the gardens and giving access to a 'Sala Nobile' set along the property façade, with own front balcony and set adjacent to further rooms. Crowning this wonderful heritage property is a lovely roof terrace capturing views of the village parish church whilst additional features include underground arched cellars and a street level garage. The property is today a village landmark.

