



Court II

12 Veduta Court 2

Triq Tas-Srug, Xaghra, Gozo XRA 1347

12 Veduta Court II is a 2-bedroom Maisonette overlooking a tranquil Xaghra valley. Located on the outskirts of the village, it enjoys a country environment with a spectacular view of Marsalforn and the surrounding countryside. It's the ideal place for a retired couple who want to enjoy all that Gozo has to offer. Close to all amenities (10 min to Victoria, 10 minutes to Marsalforn, 5 minutes to the Xaghra center) yet in a very quiet neighborhood.

The flat features a fully equipped kitchen with new appliances including microwave and dishwasher, a dining room and large sitting room with a 3-seater sofa and 2 armchairs, as well as a TV room with 3-seater sofa bed and large 50" Smart TV. Internet and TV wiring is in place, so just add the service of your choice.

There are two bedrooms with double beds, two bathrooms (one shower and one bath) and a washroom with washing machine and dryer.

The maisonette also has a large front terrace and garden with a small lockable storage space for bicycles or other outdoor items. The maisonette also has a spacious rear terrace with small outdoor table and chairs. The maisonette has two separate entrances; one can enter from the main road, or can take a tunnel to the rear of the building and enter from the back door.

Xaghra village center, a number of grocery stores, restaurants and pharmacy are within walking distance. Just down the street is a scenic country road that leads to Marsalforn and Ta' Frenc, an award-winning restaurant.

Down another road on the way to Victoria, one can find the Lidl supermarket. Bus service is 10 minutes away and provides transportation to the village center and Victoria.

Optional spacious street level one-car adjacent garage also available.





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Rooms and Features

<ul style="list-style-type: none">• Master Bedroom	Double bed with storage, large wardrobe, chest of drawers and two bedside tables, with wifi. Air conditioned.
<ul style="list-style-type: none">• Guest Bedroom & Study Area	Double bed with built-in wardrobe, chest of drawers and two bedside tables. Study area is separated with a room divider and features a small desk & chair and bookcase. An internet point is under the desk. Air conditioned.
<ul style="list-style-type: none">• Washroom	Washer and direct-vent dryer and a storage cabinet for cleaning supplies.
<ul style="list-style-type: none">• Small Bathroom	Features a bath tub and room heating.
<ul style="list-style-type: none">• Large Bathroom	Very large shower and room heating.
<ul style="list-style-type: none">• TV Room	With a large sofa bed and a 50" Smart TV
<ul style="list-style-type: none">• Sitting and Dining Room	Conjoined with the kitchen and TV room, the Sitting area has a three-seater sofa and two armchairs. The dining area has custom built-in bench seating with storage, a table for 6 and matching chairs and a curio display case. Air conditioned.
<ul style="list-style-type: none">• Kitchen	New kitchen and appliances, electric hob and hood, oven, full size fridge / freezer, built-in dishwasher and microwave. Nescafe coffee maker and toaster, a full set of dishes and silverware for 8 people can be included, as well as a set of pots and pans and a number of other kitchen essentials.
<ul style="list-style-type: none">• Common Features	Two separate entrances (front and back), small front garden, storage space and terrace, good size back terrace.

Photos can be seen at <https://tinyurl.com/12Veduta2Photos>

Location on Google Maps: <https://tinyurl.com/12Veduta2>

Floorplan: <https://tinyurl.com/12Veduta2Floorplan>

Terms and Conditions

Lease period is for not less than 2 years. Furniture can be removed upon request. TV and internet service may be installed by tenant upon owner's approval. Additional keys are available from the owner. 2 month deposit is required, refunded at end of tenancy.