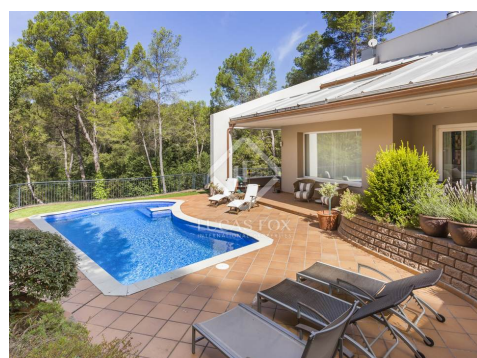


€1,550,000 House / Villa - Sold

## Beautiful 5-bedroom house with a garden and pool to buy in Bellaterra

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08193

<b>5</b>	<b>5</b>	<b>448m<sup>2</sup></b>	<b>1,260m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Excellent family home with 5 bedrooms and a large garden and pool in the highly sought-after Bellaterra residential area.

Beautiful house located in the prestigious Bellaterra residential area of Cerdanyola del Vallés, near a pleasant wooded area, just minutes away from Sant Cugat and within very easy commuting distance of Barcelona City. The location of the plot provides privacy and contact with nature whilst being convenient for access to local amenities and the city when needed.

This house has a real built area of 448 m<sup>2</sup> and is situated on a 1,269 m<sup>2</sup> plot with a split level garden with a swimming pool on the first level and a second level that is currently used as a games area.

The ground floor of the property offers a fabulous double living room with a large fireplace and access to a wonderful porch with views of the garden and pool. A free flowing layout takes us through to the kitchen diner which is fully equipped and we also find on this level a guest toilet, 2 en-suite bedrooms and a study that could easily be converted into a dressing room if desired. The house boasts many attractive architectural features such as the glazed lightwell with cactus plants in the hallway which creates an airy, modern atmosphere.

On the first floor we find an en-suite bedroom and 2 further bedrooms, one with a little balcony and the other with a terrace; these bedrooms share a bathroom. There is also a large multipurpose room on this floor which leads out to a generous terrace with views of the forest. All of the bedrooms are bright and spacious.

The mezzanine level can be used as desired but currently serves as an office space. The property is registered as having a built area of 434 m<sup>2</sup> as the Nota Simple does not take the Mezzanine into account.

A 3-car garage and a storage room are also provided. In short, an ideal family home in an affluent residential area of Bellaterra.



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Terrace, Swimming Pool, Garden,  
Natural light, Parking,  
Near international schools, Heating,  
Exterior, Double glazing, Chill out area

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