

€925,000 House / Villa - Sold

## Family house for sale in the best residential area of Castelldefels, Barcelona

Spain » Barcelona » Castelldefels » Bellamar » 08860

<b>5</b>	<b>3</b>	<b>305m<sup>2</sup></b>	<b>1,100m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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

+34 930 231 984 • [gava@lucasfox.com](mailto:gava@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Avenida del Mar, número 3 local 2, Gavà – Barcelona, Spain

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### OVERVIEW

## Detached house to renovate with sea and mountain views in one of the most private and quiet areas of Bellamar, Castelldefels.

Detached house of 306 m<sup>2</sup> built located on a 1,100 m<sup>2</sup> plot with sea and mountain views in the Bellamar residential area. We access the house on the ground floor, where we find a spacious entrance hall that connects both to a spacious and bright living-dining room with fireplace and to a kitchen diner.

There is the option of renovating and joining the kitchen and the living-dining room to create an open and very bright space. From the same living room we access a private terrace with sea views. This floor also includes a double bedroom with a private terrace and a complete bathroom.

On the upper floor we find the night area, consisting of four bedrooms, one of them with access to a large private terrace with spectacular views of the sea and the mountains.

On the lower ground floor we find a large multipurpose room with a fireplace. From this room we can step outside, where we find a large terrace with a barbecue area and direct access to the private pool, allowing you to enjoy the charm of the surroundings and views of the Mediterranean and the mountains at all times. The house also has parking facilities for two vehicles.

According to urban planning regulations, the plot belongs to subzone 20/11, so any renovation must adhere to the following characteristics:

- Maximum buildability: 0.50 m<sup>2</sup> land / m<sup>2</sup> built = 550 m<sup>2</sup>
- Maximum occupancy: 20% per floor = 220 m<sup>2</sup>
- Height: 9.45 m
- Floorss: ground floor + 2 floors in height
- Adjacent buildable area and occupation: height 3.30 m and 3% of building: 33 m<sup>2</sup>
- Plot separations: front (8 m), sides (5 m) and rear (8 m)



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Transport nearby, Storage room, Near international schools, Fireplace, Exterior

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