

€825,000 House / Villa - For sale

## Village house with tourist licence and adjoining building plot for sale in the old quarter of Sant Pere de Ribes

Spain » Barcelona » Sitges » Sant Pere de Ribes / Puigmoltó » 08810

<b>4</b>	<b>2</b>	<b>237m<sup>2</sup></b>	<b>392m<sup>2</sup></b>	<b>140m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size	Terrace



Contact us today for more information or to arrange a viewing

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### OVERVIEW

### Charming village house with lush garden, terraces and tourist licence for sale in Sant Pere de Ribes, 3km from Sitges.

This stunning village house is located in the beautiful old quarter of Sant Pere de Ribes. This village, just a few kilometres inland from Sitges, is surrounded by nature with country walks amongst the vineyards. It has all amenities including local restaurants, an attractive village square with cafés and terraces and a cinema showing original version films. With easy access to Sitges, Barcelona and the airport, it is a beautiful yet convenient location.

Charming original features such as white washed original wooden beams and terracotta clay floor tiles have been combined with modern touches to create a beautiful home which has featured in interior design magazines.

The ground floor has a semi open-plan layout with, to the left, the dining room and, to the right, a living area with open fireplace. A second living room which connects to the courtyard is reached through an arch and to the right a good sized modern kitchen, large enough for a table for 6 people. The partially covered courtyard with a WC and shower, laundry area and separate storage room has steps leading up to the garden and the roof terrace.

Heading up to the first floor we find the 4 large double bedrooms with space to add extra ensuite bathrooms if necessary. There is a communal, Moroccan style bathroom with a bathtub and shower. One of the bedrooms has access to a large terrace with steps down to the garden.

The extremely thick old stone walls mean the house stays cool in the summer and warm in the winter. For further year round comfort there is gas central heating with beautiful wrought iron radiators and ceiling fans in the bedrooms as well as newly installed air conditioning.

Outside steps up from the courtyard lead to the lush garden which is also a separate building plot with permission to build another house of up to 430m<sup>2</sup>. The 100m<sup>2</sup> roof top terrace has a pergola, plunge pool and beautiful views of the Sant Pere landmarks and the mountains and sea in the distance.



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Mountain views, Sea views, Garden, Swimming pool, Terrace, Private garage, High ceilings, Natural light, Period Building, Period features, Parking, Air conditioning, Alarm, Balcony, Barbecue, Equipped Kitchen, Exterior, Fireplace, Heating, Near international schools, Pet-friendly, Renovated, Storage room, Tourist License, Transport nearby, Utility room, Views, Well

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A lovely family home or, given that this property has a tourist licence, an exciting investment opportunity in Sant Pere de Ribes.



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