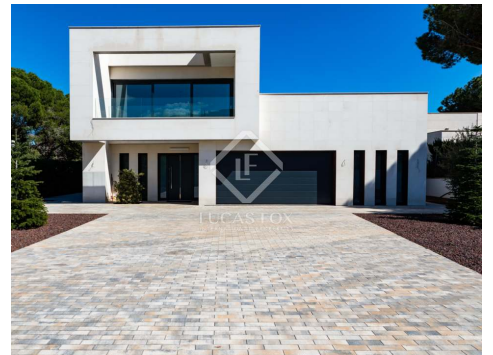


€1,550,000 House / Villa - For sale

## Impressive new build villa for sale in Sant Andreu de Llavanes

Spain » Barcelona North Coast (Maresme) » Sant Andreu de Llavanes » 08392

<b>4</b>	<b>4</b>	<b>480m<sup>2</sup></b>	<b>1,606m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Magnificent new build 4-bedroom villa with excellent finishes, idyllic sea and mountain views and a garden for sale in Sant Andreu de Llavanes.

Spectacular new villa measuring 480 m<sup>2</sup> in Sant Andreu de Llavanes, built with the very best materials and high-end finishes. This property is located on a flat plot of 1,606 m<sup>2</sup> with a garden offering idyllic sea and mountain views. It would be possible to build a swimming pool as the project has been created, including the pool motor, the deposit for the overflowing infinity pool feature, the filters, etc.

The house is distributed across 2 floors, with most rooms located on the ground floor. On this level a hall leads to the large, open living room with kitchen, vast windows and access to the garden. The kitchen is fully equipped with Miele appliances and Liebherr fridge. Next to the dining room we find a guest bathroom and an indoor garden.

Next we find the service area with laundry room and cellar. In addition to 2 bedrooms with en-suite bathrooms, an office area, a garage and the machinery room.

Finally, the upper floor offers an open space at the top of the stairs which could be used as a bedroom or office, as well as the spectacular master bedroom with large dressing room, en-suite bathroom and private terrace.

Additional features include a geothermal system, piped music, central vacuuming, exterior and interior alarm, heat pump, underfloor heating and water collection system. Each room has its own regulator and thermostat for greater comfort. In addition you can enjoy the beautiful views of the sea from almost every room.

An excellent opportunity for families as a first or second residence. Contact us for more information or to arrange a viewing.



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Mountain views, Sea views, Garden, Private garage, High ceilings, Natural light, Underfloor heating, Air conditioning, Alarm, Balcony, Barbecue, Built-in wardrobes, Chill out area, Domotic system, Double glazing, Equipped Kitchen, Fireplace, Heating, New build, Pet-friendly, Playground, Security, Storage room, Utility room, Views, Walk-in wardrobe, Wheelchair access

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