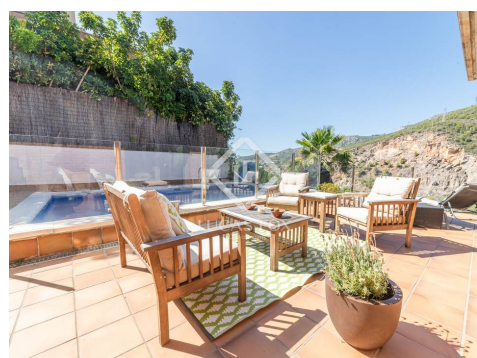
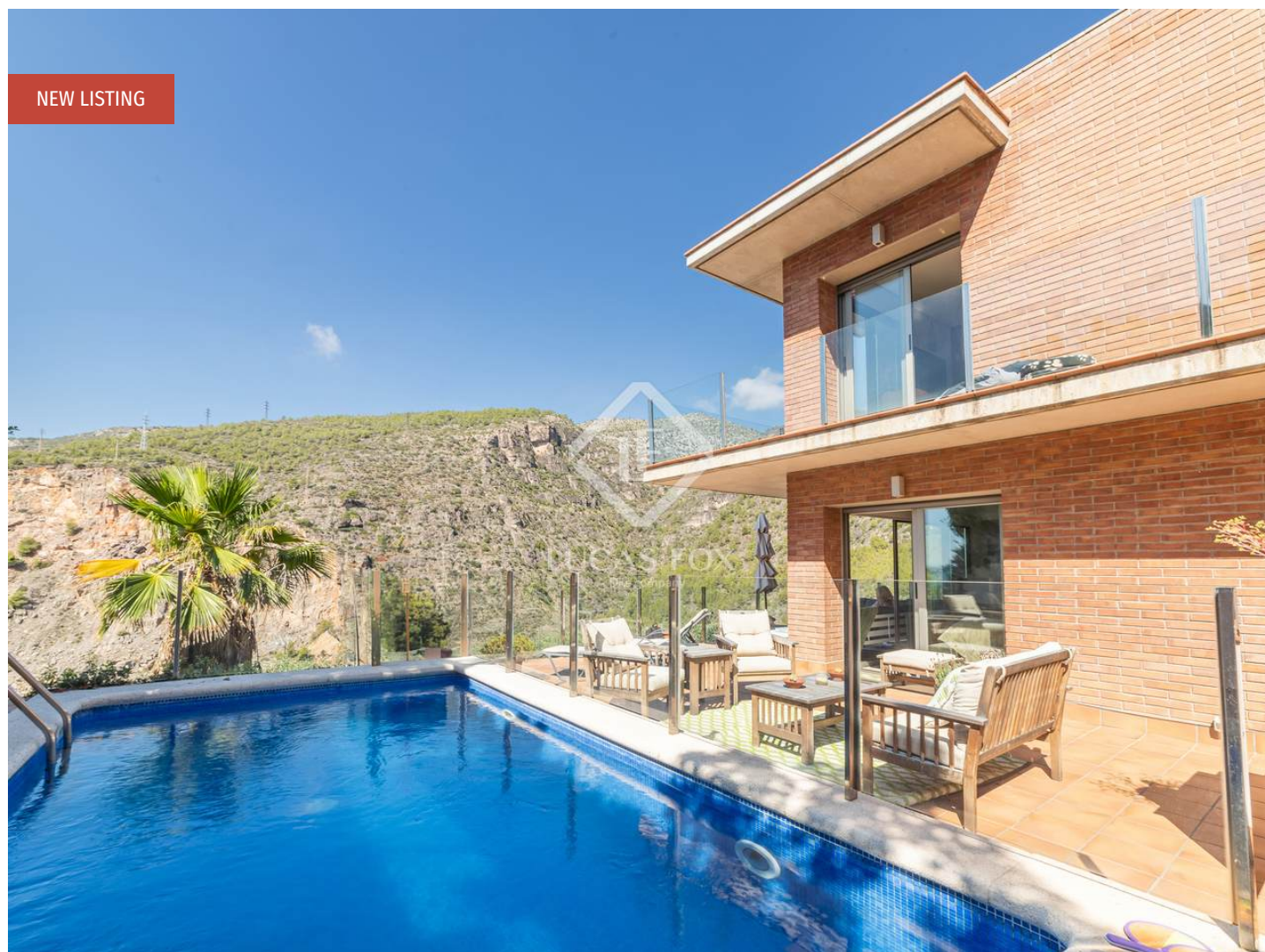


€1,250,000 House / Villa - For sale - New listing

## 445 m<sup>2</sup> house for sale with views in Botigues de Sitges

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

<b>6</b>	<b>4</b>	<b>445m<sup>2</sup></b>	<b>817m<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

**Large villa with guest apartment, a huge wrap-around terrace / garden with a pool offering beautiful dramatic cliff and sea views, very close to Castelldefels and with easy access to the beach and to Barcelona. Directly connected to Garraf national park.**

This 445 m<sup>2</sup> house on a plot of 817 m<sup>2</sup> was built in 2004 and enjoys a great location in the Boutiques de Sitges neighbourhood, with amazing sea and port views and very easy access to the motorway, the beach, Castelldefels and Barcelona.

This spacious modern property has large windows and many terraces as well as a wrap-around terrace / garden with a pool on the main floor, a cactus garden to one side and a huge flat garden area leading off of the top floor. Set across several different floors, the house has a lift and offers good privacy in this peaceful residential area backed by the Garraf national park.

On street level we find a large double garage, a storeroom and the entrance hall with a lift. The first floor offers a great independent apartment with a living room, bedroom and bathroom. Going up to the second floor by lift or stairs we find an entrance followed by a spacious living-dining room with amazing views and 3 sets of floor-to-ceiling windows, connected to a wrap-around terrace and pool, all with port and sea views. The large, fully equipped kitchen with a gas stove also has terrace access and a bedroom and complete bathroom are also found on this level of the house.

The third floor, which is a half staircase up from living area, accommodates the master suite with sea and mountain views and access to a wrap-around terrace via 2 sets of sliding doors. The en-suite bathroom in the master bedroom has a spa bath, a separate shower and 2 sinks. Moving along the hallway, which also provides access to the terrace, we encounter a second large bedroom that is currently used as an office with pre-installation for a bathroom and has amazing dramatic mountain views.

The fourth and final floor, which is half a floor up, has 2 small double bedrooms, one with access to the huge terrace/garden area, and one complete bathroom with a bathtub. An office area in the hallway has a balcony offering dramatic sea and mountain views.



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Lift, Natural light, Underfloor heating, Parking, Views, Transport nearby, Near international schools, Heating, Exterior, Balcony, Alarm, Air conditioning

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Further features of the house include the alarm system, water purifier, underfloor heating throughout and the hot and cold air conditioning system on the top 2 floors.

Contact us to arrange a visit of this wonderful family home in Boutiques de Sitges, Garraf II.



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