

€2,100,000 House / Villa - For sale

## Luxury villa with a garden for sale in the Golf de Sant Cugat area

Spain » Barcelona » Sant Cugat » Golf-Can Trbal » 08173

<b>6</b>	<b>5</b>	<b>736m<sup>2</sup></b>	<b>1,800m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 930 23 58 07 • santcugat@lucasfox.com • lucasfox.com • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain



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### OVERVIEW

## Fantastic 740 m<sup>2</sup> villa with 1,800 m<sup>2</sup> garden for sale in the exclusive Sant Cugat Golf area.

Fantastic 6-bedroom villa situated on a flat 1,800 m<sup>2</sup> plot with a pool and large garden.

The house has two entrances from two different streets, which allows the owner to enter and leave with total comfort and discretion. It is distributed on several levels to offer greater privacy and to enjoy different spaces.

On the first floor, a spacious hall gives way to four distinct areas. On the right we find the library with two large windows, one of them with access to the garden. Next to it there is a guest toilet and to the left, going down a few steps, we reach a study room with bookcases and views of the garden and the skyline of Sant Cugat. Opposite we have the living-dining room, with three huge windows. The dining room window opens onto a beautiful terrace overlooking the pool. Going down three steps we reach the living room with a fireplace, cinema screen and access to a chill-out area with access to the pool.

Returning to the dining room, a door leads to the fully equipped kitchen, with five windows to the garden, a Kuppersbusch hob, a General Electric fridge and many cabinets. After two closet doors we find the service area, with a single bedroom and a bathroom with a shower. The laundry room connects with the interior area, along with a large cellar, a pantry and a games room with a window to the garden, the ideal place for children to have a snack.

From the hall we can also access the upper floor, which houses an 80 m<sup>2</sup> bedroom with a living room, a dressing room and a marble bathroom with a hydromassage bath, a Japanese toilet, a two-bowl sink and a large window. This bedroom leads out to an incredible private terrace where you can sunbathe and relax in complete privacy.

Another bedroom is hidden behind a wall of mirrors. It is a medium-sized room with its own bathroom with a bathtub. To the left are two double bedrooms with large windows and two-door wardrobes. These bedrooms share a bathroom with a bathtub, a double sink and a hydromassage shower, with the toilet separated by a door.



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Mountain views, Terrace, Swimming Pool, Garden, Spa, Private garage, Wooden flooring, Natural light, Parking, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Near international schools, Library, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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Climbing a few steps we find the television room with a sloping ceiling. From here we access a bedroom (also with sloping ceilings) with a window and access to a large storage room.

The house is detached and has gas heating, air conditioning units, Gradhermetic blinds and wooden flooring throughout.

The 1,800 m<sup>2</sup> garden is divided into three clearly differentiated areas. On entering, we find a pedestrian access and, to see the pool we must go around the house, which gives a lot of privacy. From the pool area we can access the changing room, equipped with a bathroom, a shower and a dry sauna. We also have a practical barbecue, ideal for parties with friends or family. From the garden we reach a garage for four or even five cars, in an area that also houses a study with natural light, a toilet and a storage room.

The natural grass, pine trees and palm trees make the garden particularly charming. Also, in summer the foliage allows you to enjoy areas where you can relax in the shade.

The villa is in an excellent location, in an exclusive area of Sant Cugat, close to all services. It is an ideal property for a family.

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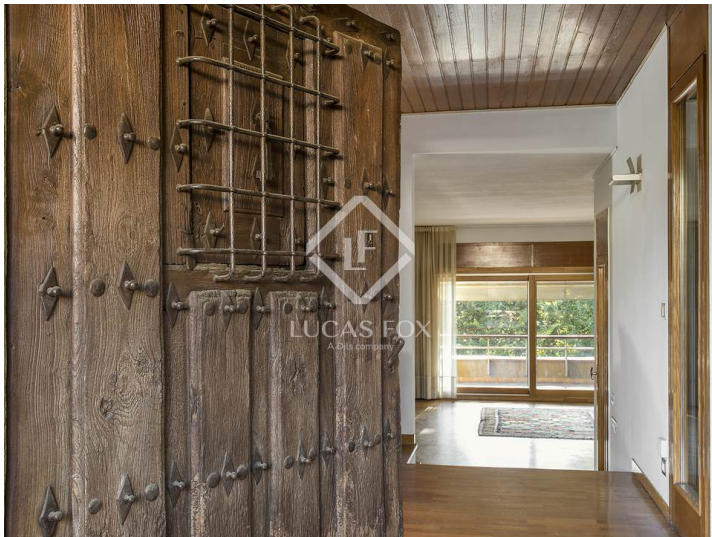
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