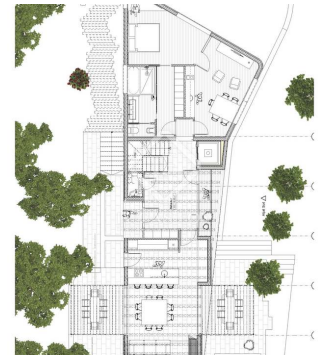


€1,260,000 House / Villa - For sale

Project for an exceptional villa of 304 m² on a plot of 969 m² for sale in Sant Cugat

Spain » Barcelona » Sant Cugat » 08173

5	4	304m²	969m²
Bedrooms	Bathrooms	Built size	Plot size



Contact us today for more information or to arrange a viewing

+34 935 895 779 • santcugat@lucasfox.com • lucasfox.com • Plaça Doctor Galtés, nº6, local 3, Sant Cugat del Vallés, Spain

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OVERVIEW

Fantastic project to build a 304 m² villa with swimming pool on a 969 m² plot for sale in the prestigious Golf-Can Trabal area, Sant Cugat.

This fantastic project includes the construction of a 304 m² villa on a 969 m² plot in the sought after area of Golf – Can Trabal.

The house already has a licence granted by the city council, so its construction could begin immediately. The house has three floors. At street level, we find a parking area with a charger for electric cars, a multipurpose room and direct access to the main floor of the house, both by a staircase and by lift.

On the main floor, located at garden level, we find a large central hall that gives access to the two wings of the house, which extend from east to west with large windows to the south, which provides great light. These windows are protected from the outside with robust shutters and / or adjustable blinds.

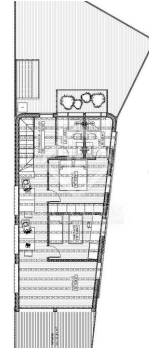
In the west wing, we find the fantastic open plan kitchen, a warm living room with a fireplace and a guest toilet. In the east wing, there is a suite with a complete bathroom and dressing room and a multipurpose room that can be used as a bedroom, office or game room, among other options.

Going up to the upper floor, we find three bedrooms (although it would be possible to add one more), two bathrooms, a laundry room and a large terrace.

As for the garden, it is the perfect space to relax while enjoying the views and the tranquility of the area, having a barbecue with friends or cooling off in the pool during the summer months.

The project follows the passive design criteria, which make this house a house with low levels of energy consumption, achieving the energy rating A. The project can be customised to suit the buyer's taste. It has noble materials and luxury finishes, monocrystalline solar panels for the production of electricity and solar tubes for the supply of hot water, as well as underfloor heating and ceramic accumulators.

If you want to know more details about this exceptional project, do not hesitate to contact us.



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Mountain views, Garden, Swimming pool, Terrace, Lift, Natural light, Wooden flooring, Parking, Equipped Kitchen, Exterior, Fireplace, Near international schools, Solar panels, Transport nearby, Views

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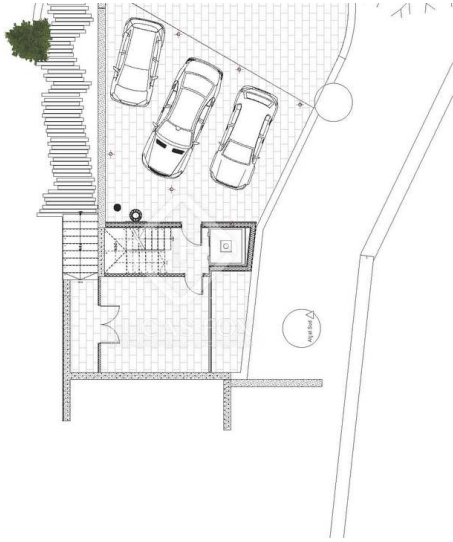
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