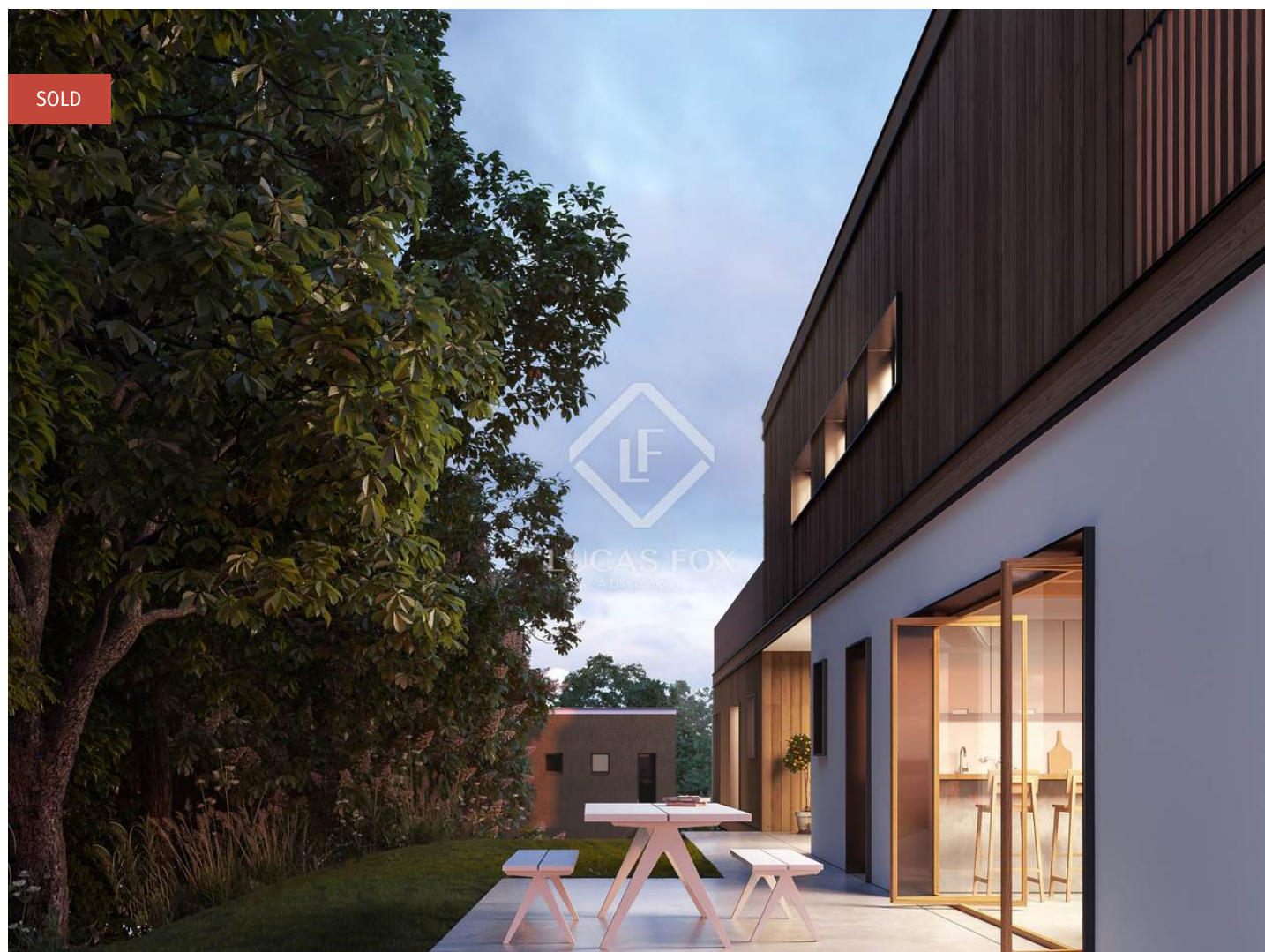


€1,195,000 House / Villa - Sold

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

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08173

5	4	304m²	969m²
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

€1,195,000 House / Villa - Sold

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

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08173

5	4	304m²	969m²
Bedrooms	Bathrooms	Floorplan	Plot size

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.

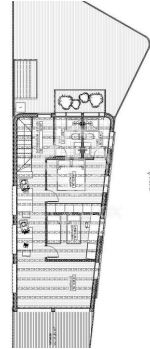
In the west wing, we find the fantastic open plan kitchen, a warm living room with a fireplace and a guest toilet. In the east wing, there is a suite with a complete bathroom and dressing room and a multipurpose room that can be used as a bedroom, office or game room, among other options.

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.



lucasfox.com/go/stc25408

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

Contact us today for more information or to arrange a viewing

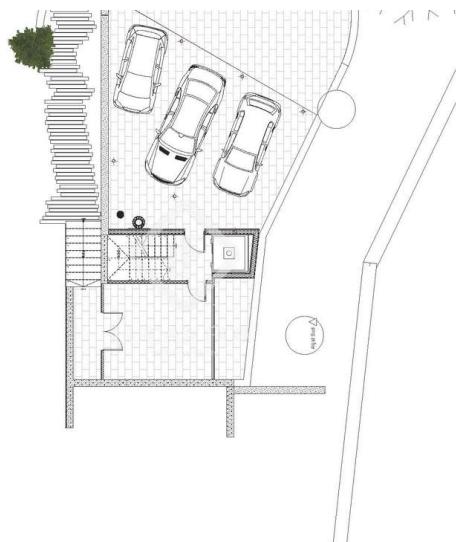
+34 930 23 58 07 • santcugat@lucasfox.com • lucasfox.com • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain

€1,195,000 House / Villa - Sold

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

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08173

5	4	304m²	969m²
Bedrooms	Bathrooms	Floorplan	Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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