

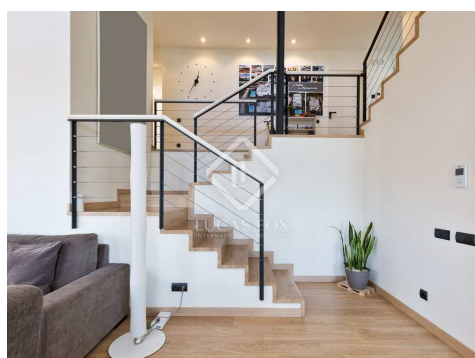
€1,175,000 House / Villa - Sold

## Modern house with a pool and garden for sale in Valldoreix

Spain » Barcelona » Sant Cugat » Valldoreix » 08197

<b>5</b>	<b>4</b>	<b>302m<sup>2</sup></b>	<b>633m<sup>2</sup></b>	<b>41m<sup>2</sup></b>	<b>490m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden

SOLD



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### OVERVIEW

## 5-bedroom house with home automation and bright, open living spaces with views across the garden and Tibidabo, for sale in Montmany, an excellent, very private location.

This beautiful house, very bright and modern, dates back to 2017 and is presented in excellent condition, with all the home comforts and technological advances to ensure comfort at all times. It is located in the exclusive and highly demanded area of Montmany de Valldoreix, Sant Cugat, a residential area surrounded by nature yet at the same time close to all services and sports centers.

We enter the house crossing the front garden where we reach an entrance hall with a practical built-in closet for storing coats, bags or shoes. Here we find a door that leads to the garage with space for two cars and motorcycles, and the laundry room with access to the side terrace, which measures 13 m<sup>2</sup> and has a southeast orientation. This floor also offers a bedroom with accessible bathroom and built-in wardrobes, this bedroom has access to the side terrace. Stairs lead to the ground floor. There is pre-installation for a platform lift that connects directly with the living room.

The ground floor is located at the same level as the lower part of the garden. On this floor we find the day area with the spacious living room with open kitchen equipped with high-end Bosch appliances. In the living area there is a large, open space at triple height, which gives a great sense of spaciousness. In addition, most of this room is surrounded by large glass doors that allow the space to be flooded with natural light, enjoy unobstructed views of Collserola and Tibidabo and head out onto a pleasant, partially covered porch of 16.45 m<sup>2</sup> with a southeast orientation. In turn, from the terrace you access the garden and the pool. This floor is completed by a guest toilet and a staircase with five steps that leads to the 29.80 m<sup>2</sup> semi-basement. This pleasant space is equipped with a cellar and a table. The entire floor has wood finishes, which are combined with a half brick wall to create a charming, rustic touch.

The rest of the bedrooms are distributed between the two upper levels separated by a half-floor height. First floor A has the master bedroom, which has its own spacious dressing room and en-suite bathroom. It also has access to a terrace of 8.21 m<sup>2</sup> with awning, views and southeast orientation. On first floor B there are the three further double bedrooms, all with fitted wardrobes. One has a balcony and access to the deck, and another has a terrace of 2.94 m<sup>2</sup>. A complete bathroom with double basin and shower serves these bedrooms.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, High ceilings, Underfloor heating, Wheelchair access, Views, Utility room, Transport nearby, Storage room, Security, Pet-friendly, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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The garden is the perfect space to relax, sunbathe, enjoy a barbecue with friends or cool off in the saltwater pool during the summer months. It has turf and gravel in the lower level, and has planters, well-kept plants and automatic irrigation plus lighting, both general and lighting focussed on plants and trees. The installation for a wooden pergola is also in place and there is an outdoor shower with solar energy for 35 litres of hot water.

Notable features include home automation, underfloor heating and radiators, and air conditioning by splits. It also has Climalit windows with a large chamber, motorized blinds and mosquito nets. In addition, it is an eco house, with installation for solar panels, water softener and reverse osmosis, and a rainwater tank for watering the garden. For maximum security and tranquility, it has a perimeter alarm and sensors in the house, as well as cameras.

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