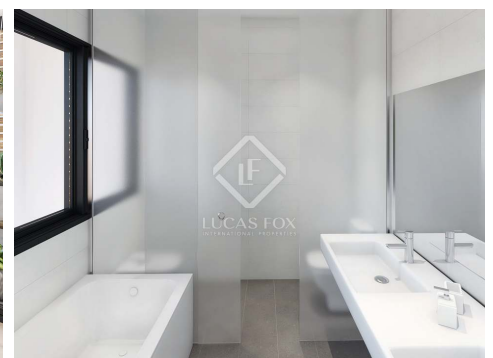


€1,100,000 House / Villa - Sold

## Excellent 4-bedroom villa for sale in the Rat Penat development in Garraf

Spain » Barcelona » Castelldefels » Rat-Penat » 08871

**4** Bedrooms      **5** Bathrooms      **262m<sup>2</sup>** Built size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Exclusive 3-storey villa with garage and private pool in Botigues de Sitges, just 2 kilometres from Castelldefels.

Exclusive 3-storey villa with a garage and private pool in Botigues de Sitges, just 2 kilometres from Castelldefels.

The villa is located in the exclusive Rat Penat development, a sunny and peaceful area with beautiful views of the sea and the forest, just a 5-minute walk from Port Ginesta beach. This residential complex is well connected by public transport, and with the airport, Barcelona and Sitges by the motorway, and is close to several prestigious international schools in the area.

This new complex is made up of 8 villas with a pool and their own garden on individual plots, to guarantee your tranquility and privacy.

The villa has 3 floors plus a basement and stands out for the spaciousness and brightness of its rooms, ideal for a family, with 4 bedrooms and 5 bathrooms and an area of 262 m<sup>2</sup>.

It has a modern design, with a range of neutral and white colours that, combined with the warm wooden floor, creates an elegant and comfortable space. Likewise, the villa enjoys access to a wonderful private terrace with a swimming pool, the ideal place to take advantage of the warm climate of the area, sunbathe, relax with a good book or have breakfast with the family on weekends. Windows and the terrace offer sea or mountain views.

The villa is being sold with all finishes completed, kitchen cabinets and plumbing. Furthermore, it is equipped with heating, aluminum window frames and has a storage room and laundry room for added comfort.

Delivery is scheduled for the first half of 2020.



[lucasfox.com/go/gav23472](https://lucasfox.com/go/gav23472)

Sea views, Garden, Swimming pool, Terrace, Parking, Chill out area, Exterior, New build, Views

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