

€1,100,000 House / Villa - For sale

## Nice house for sale in the heart of Gavá, Barcelona

Spain » Barcelona » Gavà Mar » 08850

4	3	400m <sup>2</sup>	70m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



**Contact us today for more information or to arrange a viewing**

+34 930 231 984 · gava@lucasfox.com · lucasfox.com · Avenida del Mar, número 3 local 2, Gavà – Barcelona, Spain

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### Exclusive house and premises for sale in the heart of Gavá

Exclusive House and Commercial Premises for sale in the heart of Gavá, close to all amenities, shops and the best schools in the area with two independent accesses from the street, ideal for those looking to have a business along with the property.

The property has a surface area of 400 m<sup>2</sup>, built on four floors. It has two independent entrances from the street and is ideal for those looking to have a business along with the property.

The ground floor offers the garage and a large room currently divided into several rooms, such as a gym, study, the second kitchen with its dining area, a full bathroom and the wine cellar.

From the ground floor, we can access the day area and the beautiful patio with barbecue, connected to the kitchen.

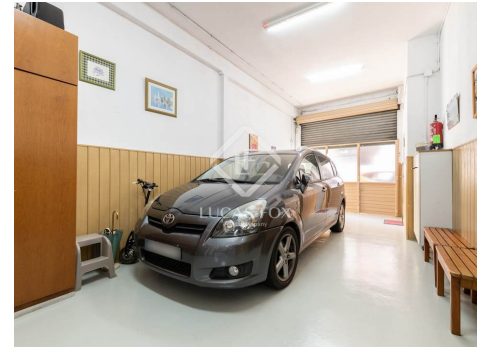
The first floor has a spacious and bright living-dining room with fireplace and access to the terrace, a large fully equipped kitchen with its breakfast area. The kitchen has access to the patio with summer dining room, barbecue area and laundry room. The floor is completed with a bathroom.

The second floor houses the night area, which consists of three double bedrooms, including the main bedroom with a bathroom and terrace, and a large bathroom with a shower and bathtub.

On the upper floor we find a beautiful attic with warm wood finishes and access to a large terrace that is currently used as a bedroom area.

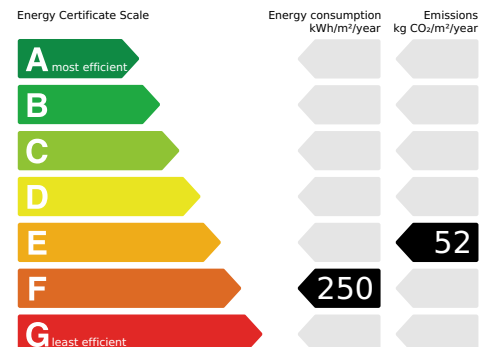
The house is very comfortable and complete and is in excellent condition and ready to move into, built in 1990 and renovated in 2010. It offers an excellent layout and beautiful finishes such as marble and parquet floor, underfloor heating, osmosis system, built-in wardrobes, aluminum exterior carpentry with double glazing, several terraces and a patio with barbecue.

Please contact us to visit this property.



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Terrace, Garden, Private garage, Gym,  
Wooden flooring, Natural light,  
Marble flooring, Parking, Well,  
Utility room, Storage room,  
Near international schools, Fireplace,  
Exterior, Equipped Kitchen,  
Double glazing, Chill out area,  
Built-in wardrobes, Barbecue, Balcony,  
Air conditioning



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