

€800,000 House / Villa - Sold

## Excellent 4 Bedroom house / villa with 150m<sup>2</sup> garden for sale in Rat-Penat, Barcelona

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

<b>4</b>	<b>3</b>	<b>185m<sup>2</sup></b>	<b>300m<sup>2</sup></b>	<b>150m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



**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

€800,000 House / Villa - Sold

## Excellent 4 Bedroom house / villa with 150m<sup>2</sup> garden for sale in Rat-Penat, Barcelona

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

<b>4</b>	<b>3</b>	<b>185m<sup>2</sup></b>	<b>300m<sup>2</sup></b>	<b>150m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

### OVERVIEW

## For sale semi-detached villa with communal pool in Rat Penat

We welcome you to your new home in Rat Penat.

This magnificent property is perfect for a family looking for comfort and style in a quiet and private setting. It offers everything you need to live a dream life thanks to its 185 m2 of living space and meticulous design.

This corner semi-detached villa is a true treasure, whose construction dates back to 2006 and its refurbishment in 2008. Since we enter it, we are surprised by its modernity and impeccable details. In addition, it has a great garage area for vehicles.

The interior of the house is designed to guarantee maximum comfort, and the wooden floors and double-glazed windows provide exceptional quality. For those hot days, the air conditioning and ducted heat pump will keep the atmosphere cool and pleasant in every corner.

The ground floor houses a fully equipped kitchen diner with high-end appliances and a ceramic hob, perfect for delicious culinary creations. The separate living room is a bright space with unobstructed views to the east, giving a feeling of spaciousness and light. On the other hand, a utility room equipped with a boiler and quality appliances provides greater comfort on a daily basis.

On the main floor, we discover even more amenities, such as another full bathroom, two single bedrooms and two double bedrooms.

The master suite is an elegant and cozy retreat with its own private full bathroom, an intimate space that allows you to enjoy time of rest and relaxation in complete privacy.

We cannot forget the solarium terrace on the upper floor: the perfect place to relax, sunbathe and enjoy a read.

For its part, the location of this property is unbeatable. It has public transport stops just 370 meters away, which means easy access to all the amenities that Les Botigues de Sitges offers, including the Ginesta port.



[lucasfox.com/go/gav44255](https://lucasfox.com/go/gav44255)

Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Well, Walk-in wardrobe, Storage room, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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

+34 930 231 984 • [gava@lucasfox.com](mailto:gava@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Avenida del Mar, número 3 local 2, Gavà – Barcelona, Spain



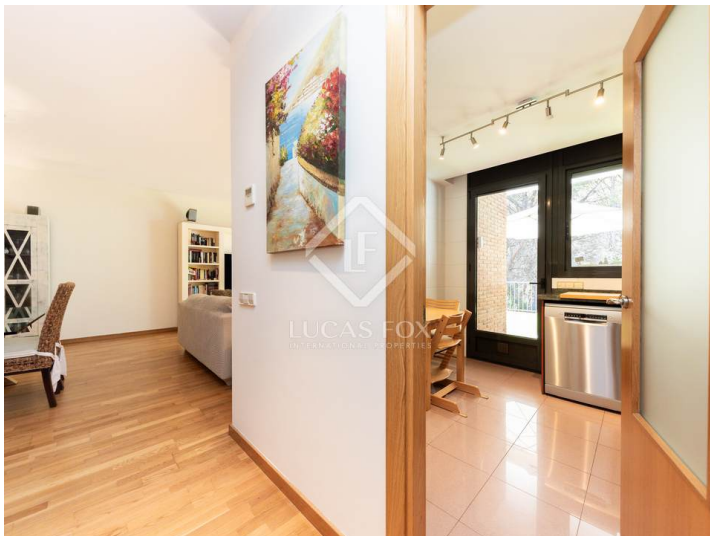
€800,000 House / Villa - Sold

## Excellent 4 Bedroom house / villa with 150m<sup>2</sup> garden for sale in Rat-Penat, Barcelona

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

<b>4</b>	<b>3</b>	<b>185m<sup>2</sup></b>	<b>300m<sup>2</sup></b>	<b>150m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

Don't miss this opportunity to make this gem your home! Contact us today to arrange a viewing and discover all the wonders this property has to offer.



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**

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