

€570,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa with 30m<sup>2</sup> terrace for sale in Rat-Penat, Barcelona

Spain » Barcelona » Castelldefels » Rat-Penat » 08860

**4** Bedrooms    **2** Bathrooms    **183m<sup>2</sup>** Floorplan    **30m<sup>2</sup>** 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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### OVERVIEW

## Townhouse in excellent condition with communal pool and tennis court for sale in Garraf 2, Sitges.

Lucas Fox presents this townhouse for sale in the charming development of Garraf 2.

The property has a layout designed to offer comfort. Upon entering the property, we are greeted by a large space that includes a living-dining room, perfect for social gatherings. Further ahead, there is the separate kitchen. The night area has four bedrooms, although one of them has been used as a living room, three of them doubles and one single. It offers an exceptional lifestyle that combines modern convenience with coastal serenity. It also has several terraces, two of them with views of the sea and the mountains. In addition, it has a private terrace next to the kitchen, ideal for enjoying outdoor breakfasts or intimate dinners.

In terms of amenities, the house has excellent features for greater comfort. Among them, we can highlight air conditioning and individual heating to maintain a perfect temperature throughout the year. It also has electric awnings that offer shade on sunny days. Finally, there is a private garage with space for a storage room and an exterior parking space. Security is also a priority, with armored doors.

The Garraf 2 development is the ideal place to live. It is just a three-minute car from supermarkets and pharmacies, making your daily purchases easier, and the beach is just a four-minute car. On the other hand, you can reach the airport in 15 minutes and the centre of Barcelona in just 30 minutes, an indisputable advantage.

Get in touch today to schedule a showing and discover all the wonders this home has to offer.



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Sea views, Mountain views, Terrace, Swimming Pool, Tennis court, Private garage, Natural light, Parking, Well, Views, Storage room, Renovated, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Balcony, Alarm, Air conditioning

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