

€2,800,000 House / Villa - For sale

## 3-bedroom house with sea and mountain views for sale in Barcelona

Spain » Barcelona » Barcelona City » Sarrià » 08017

<b>3</b>	<b>3</b>	<b>300m<sup>2</sup></b>	<b>5,033m<sup>2</sup></b>	<b>4,733m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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### OVERVIEW

## Magnificent family home for sale in Barcelona with excellent outdoor space and exceptional sea and mountain views.

Stunning property with incredible facilities tucked away in the protected national park surrounding Barcelona. The property is located on the side of a mountain and has spectacular views over the Collserola National Park and to the Mediterranean Sea.

Staggered over the hillside, the total plot is an impressive 5000m<sup>2</sup>. At the entrance to the property there is a 2-bedroom gate house set in its own garden, which could be used as staff quarters or a guest house. The drive, accessed by electric gates, has been beautifully paved and sweeps through the manicured gardens to the front of the house, passing one of the generous two-car garages.

The house has several entrances, including one via the second two car garage, which also has access to the cellar. Divided into two rooms, the wine cellar has backlights to display the bottles as well as special lighting to enable you to closely look at the sediment. Built in heaters, thermostats and display cabinets complete this wine-connoisseurs haven.

Distributed across three floors, and with additional tower rooms, the house has a layout that optimises the natural light and views, with the majority of the rooms looking out over the valley and gardens. The garage leads into the ground floor which comprises a guest suite (complete with en-suite bathroom and study), a double bedroom and bathroom, and the master bedroom with en suite bathroom and large dressing room.

The first floor, accessible via the main front door, leads off onto the turret and has a beautiful entrance hall with a guest toilet. The hall leads to the open plan living and dining room which joins onto the large conservatory. The living room has a fully functional fireplace, while the conservatory has a built in barbeque and enough space to easily seat 12. The kitchen is accessible via the living room and leads onto other service rooms; the laundry room and kitchen storage cupboards.



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Terrace, Swimming Pool, Garden,  
Natural light, Parking

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The turret has two floors: the first floor is currently used as a music room, however could equally be used as a second sitting room, small library or even an office. The top floor of the turret has a beautiful stained glass window on the spiral staircase, and is currently being used as a study. This room further leads onto the attic which is a huge space with fantastic eaves and beams and the same breath-taking views. Currently split into three parts used for storage, this could easily be turned into a further guest suite.

The gardens range from terraced areas with built-in barbeques, to flower gardens, and mature shrubs, providing a variety of leafy shaded hideaways providing shade. In addition to the gardens, there is also a pool complete with changing rooms, showers and a large storage space for garden furniture.

One of the most unique features of the property is its suitability for keeping horses. There are three small stables which are in immaculate condition and a small paddock to the front, there is also a larger paddock spreading up the hillside behind. Furthermore there is a changing room for the equestrian facilities, a tack room, and large storage area for the feed.

Above the various changing rooms and generous outdoor storage rooms is the enormous games room with stunning views, another built in barbeque and enough space to easily fit a 30-person table. A children's play area completes the impressive range of outdoor facilities that the property has.

The property has a security system for total peace of mind. With great access to Barcelona, impressive facilities, and spectacular views, this is an exceptional property that combines the appeal of country living with close proximity to one of Europe's most cosmopolitan cities: an unbeatable and unique combination.

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