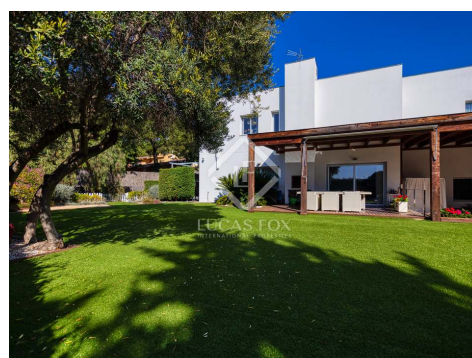
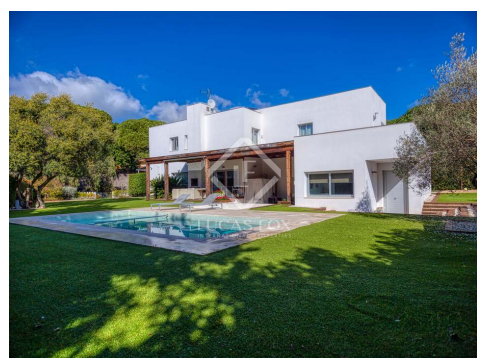
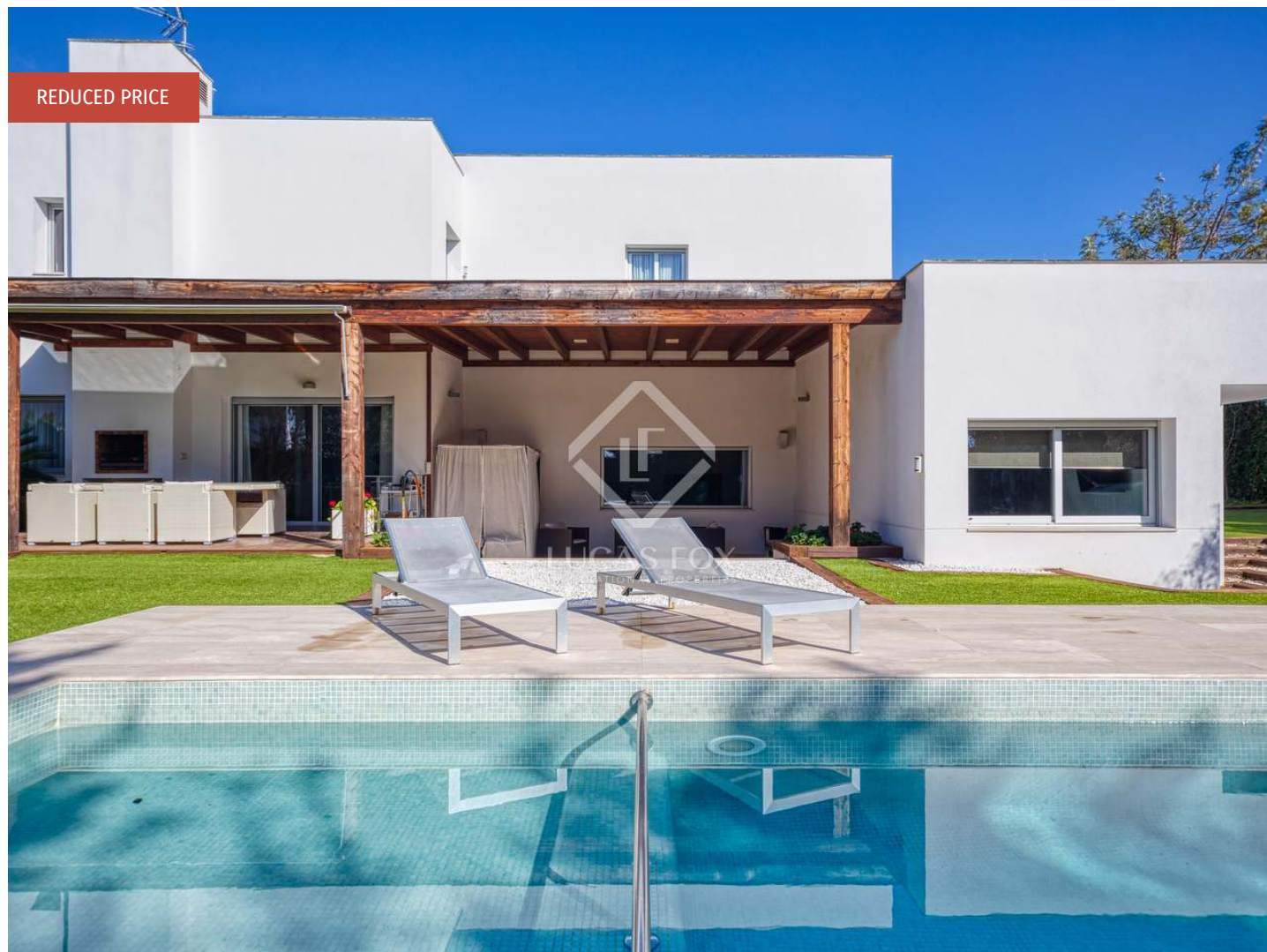


€1,250,000 House / Villa - For sale - Reduced Price

## 4 Bedroom house / villa with 1,062m<sup>2</sup> garden for sale in Sant Andreu de Llavaneres

Spain » Barcelona » Maresme Coast » Sant Andreu de Llavaneres » 08392

<b>4</b>	<b>4</b>	<b>295m<sup>2</sup></b>	<b>1,218m<sup>2</sup></b>	<b>1,062m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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### OVERVIEW

## Modern design house, with spectacular garden and pool. For more details see virtual tour.

Modern style villa on flat land located in the prestigious Bell-Aire urbanization in Sant Andreu de Llavaneres.

This modern house is located in a quiet and privileged area of Catalonia, with easy access to the motorway, in a natural environment surrounded by the sea, the mountains and golf courses and only 25 minutes from Barcelona.

The 295 m<sup>2</sup> habitable house is distributed over three floors. On the main floor we find the day area, open and diaphanous, with the living-dining room and the fully equipped kitchen. Next, there is a laundry room, an additional courtesy toilet and a guest bedroom with its own bathroom and access to the porch and pool.

Going up to the upper floor, we access the night area, with a total of three bedrooms: a double bedroom, a triple bedroom and the master bedroom with a large private bathroom with a large shower. An additional bathroom serves the night area. The house surprises us with armored security windows for additional insulation, as well as an individual alarm system in the master bedroom.

Going down to the semi-basement floor, the house has a space equipped with a bar, barbecue and cellar. Commonly known as a "man cave", it can be used for family events or as a game room.

The entire garden enjoys careful and low-maintenance landscaping, as it has top-quality artificial grass. The pool is covered in white marble. The total size of the plot is 1,218 m<sup>2</sup>.

The villa has underfloor heating, air conditioning and solar panels. In addition, it enjoys an unbeatable southeast orientation that provides direct sunlight throughout the day.



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Terrace, Swimming Pool, Garden,  
Private garage, Natural light,  
Underfloor heating, Parking,  
Walk-in wardrobe, Solar panels, Security,  
Near international schools, Home cinema,  
Heating, Fireplace, Exterior,  
Equipped Kitchen, Chill out area, Barbecue,  
Alarm, Air conditioning

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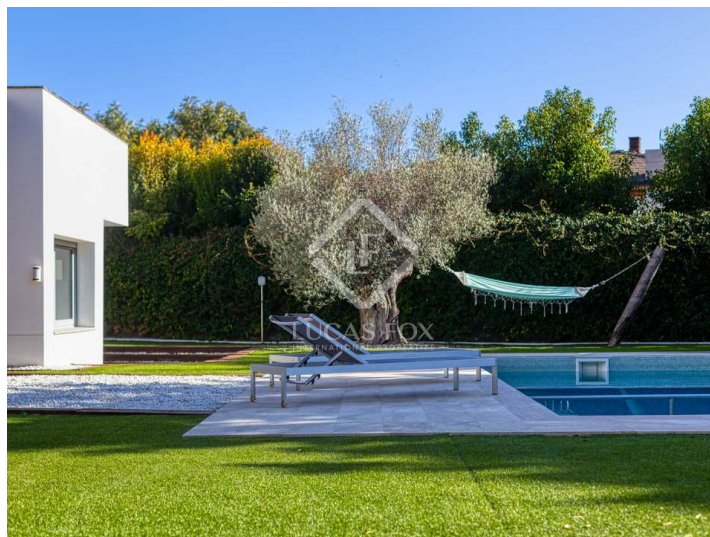


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