

€1,250,000 House / Villa - Sold

## Excellent 9-bedroom villa with a 909 m<sup>2</sup> garden for sale in Sant Andreu de Llavaneres

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

9	8	547m <sup>2</sup>	1,072m <sup>2</sup>	30m <sup>2</sup>	909m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

+34 935 952 490 · maresme@lucasfox.com · lucasfox.com · Plaça de l'Ajuntament 7, baixos, Alella, Spain

€1,250,000 House / Villa - Sold

## Excellent 9-bedroom villa with a 909 m<sup>2</sup> garden for sale in Sant Andreu de Llavaneres

**Modern style house in Sant Andreu de Llavaneres, for all details visit the virtual tour.**

Lucas Fox proudly presents this stunning, contemporary 9-bedroom home with beautiful sea views. The architect designed property is set on 2 floors of generous accommodation.

The southeast-facing villa opens up to an expansive green lawn landscaped garden with a swimming pool and stunning views of the Mediterranean Sea.

Upon entering the property, the reception hall leads us to a fabulous open-plan designer kitchen and living area. The sleek Italian designer kitchen by Arclinea truly is the centrepiece of this home. It features 2 ovens, a wine fridge, fully integrated appliances and induction hob. Sliding patio doors open out to a barbecue and patio area. The kitchen and living room blend seamlessly into a second sea view facing patio area through sliding glass doors. Perfect for a meal with views.

Following on to the south section of the house, we find a chill out lounge space with a Scandinavian wood burning stove. This leads to an additional outdoor seating area with tranquil views across the pool and out to sea. We also find on the ground floor a bedroom that can be used as an office and 2 guest bathrooms.

Recent refurbishment resulted in the removal of internal walls to create open-plan living spaces, fitment of full air conditioning in all rooms and a new fully fitted laundry room to complement the kitchen on the ground floor.

The house benefits from floor to ceiling windows throughout, offering beautiful views, plenty of light and a feeling of space to connect to the garden and sea beyond.

There are 2 staircases that give access to the first floor, where we find 8 bedrooms, 3 of which have en-suite bathrooms, and all benefitting from wide and bright windows with access to the terrace. The main bathroom has been recently refurbished with walk-in shower, bath and top quality German sanitary ware.

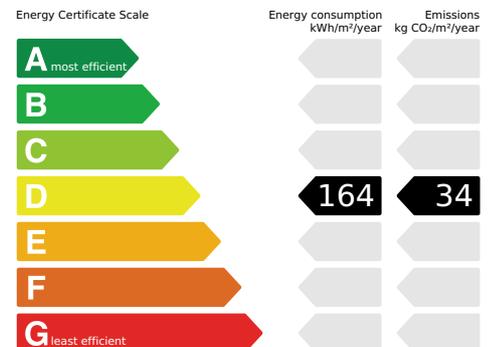
Additionally, the staircases lead us to a truly amazing open rooftop terrace with 360 degree views of the mountain to the rear and the Mediterranean to the front.

The lower ground floor is home to an extensive garage that can also be used as an entertainment and sport space, together with a storage room. Electric garage doors and gate assures maximum security and convenience.



[lucasfox.com/go/mat33573](https://lucasfox.com/go/mat33573)

Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Wooden flooring, Natural light, Parking, Well, Views, Utility room, Transport nearby, Storage room, Playroom, Pet-friendly, Near international schools, Home cinema, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area, Barbecue, Balcony, Alarm, Air conditioning



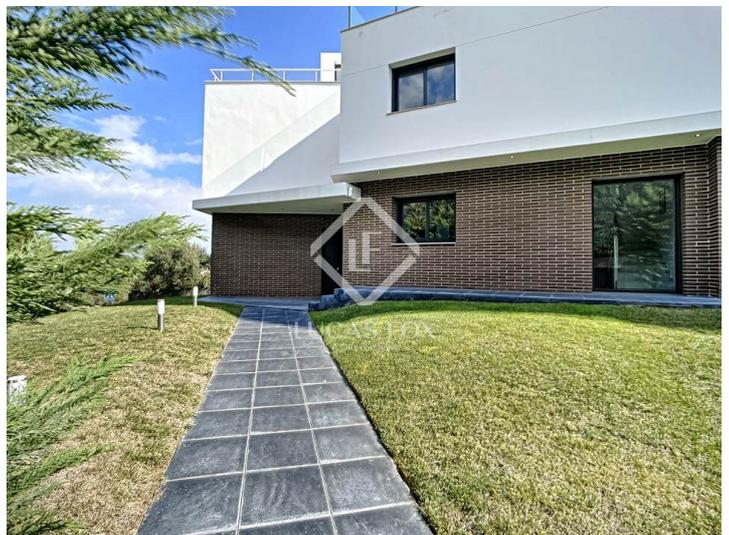
**Contact us today for more information or to arrange a viewing**

+34 935 952 490 · [maresme@lucasfox.com](mailto:maresme@lucasfox.com) · [lucasfox.com](https://lucasfox.com) · Plaça de l'Ajuntament 7, baixos, Alella, Spain

€1,250,000 House / Villa - Sold

## Excellent 9-bedroom villa with a 909 m<sup>2</sup> garden for sale in Sant Andreu de Llavaneres

This villa is light and airy and makes full use of the attractive outdoor space and breathtaking views. The property is equipped with air conditioning, fibre-optic high speed internet, heating, storage rooms, automatic driveway and garage gates, among others.



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**

+34 935 952 490 · [maresme@lucasfox.com](mailto:maresme@lucasfox.com) · [lucasfox.com](http://lucasfox.com) · Plaça de l'Ajuntament 7, baixos, Alella, Spain