

€1,500,000 House / Villa - For sale

## 5 Bedroom house / villa with 3,800m<sup>2</sup> garden for sale in Sant Andreu de Llavaneres

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

<b>5</b>	<b>4</b>	<b>400m<sup>2</sup></b>	<b>4,000m<sup>2</sup></b>	<b>3,800m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	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

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### OVERVIEW

**Property for sale in a natural environment, but close to the centre of the town of Sant Andreu de Lllavaneres, Barcelona. For more details, see the Virtual Tour.**

Lucas Fox presents this property located in one of the most privileged settings on the Catalan coast, specifically in Lllavaneres. It is surrounded by nature, near a marina and several golf courses, making it one of the most exclusive towns.

We are facing a property in a very quiet environment without noise and with fabulous views. It sits on a 4,000 m<sup>2</sup> plot with a constructed area of 400 m<sup>2</sup> distributed over two floors. The property was built in 1990, with wood as the main material.

The house is divided into two clearly differentiated areas, totally independent. Upon accessing the property, we find an entrance hall that leads to the main property. From this entrance hall, some stairs offer us access to the second area, totally independent. The whole house has a lot of natural light due to its orientation and height.

On the main floor we find a large living room with two rooms, with direct access to the garden and with views of the sea, plus a guest bathroom, office and dining room. Likewise, the kitchen and a useful staff bedroom with shower are offered. From the living room, a majestic staircase leads us to the upper floor, where we find a living room with a fireplace, where you can spend countless moments reading or doing another activity and with large windows overlooking the sea and the green landscape of the mountains that surrounds us. On this upper floor, there is also the large master suite with a dressing room and a bathroom with a shower and Jacuzzi with unbeatable views, ideal for unwinding after a long day.

Back in the entrance hall, a staircase gives us access to the first floor, but independent of the area described above. Here, there are two bedrooms, a full bathroom and a bedroom with its integrated bathroom.

On the main floor, we find a covered garage for two cars.

The completely flat garden stands out for its views, privacy and for having a 50 m<sup>2</sup> pool for everyone to enjoy.



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Sea views, Mountain views, Swimming Pool, Garden, Jacuzzi, Private garage, Natural light, High ceilings, Parking, Well, Walk-in wardrobe, Views, Pet-friendly, Near international schools, Library, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area, Barbecue, Alarm

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An ideal property for families, since the centre of the town is only 5 minutes away by car and the city of Barcelona, 35 minutes away. For any clarification, do not hesitate to contact Lucas Fox by email at [mataro@lucasfox.es](mailto:mataro@lucasfox.es) or by instagram at [@lucasfoxmaresme coast](https://www.instagram.com/lucasfoxmaresme coast).



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