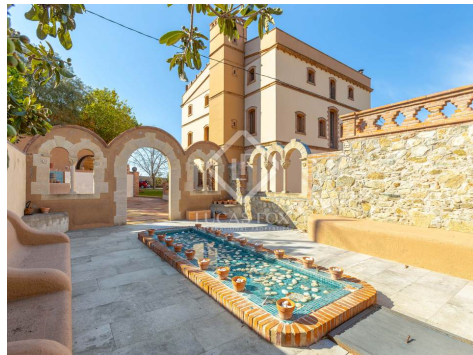


€2,750,000 Country house - For sale - Exclusive listing

## Excellent 8-bedroom, 6-bathroom country house for prime sale in Alella, Barcelona

Spain » Barcelona » Maresme Coast » Alella » 08328

**8** Bedrooms    **6** Bathrooms    **836m<sup>2</sup>** Floorplan    **2,100m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Historic, fully restored Maresme Coast property for sale set amongst the vineyards in the sought-after town of Alella with sea views, private pool and garden.

This is a unique opportunity to acquire a superb, fully restored 8-bedroom period house in the picturesque wine-making town of Alella on Barcelona's Maresme Coast.

Set across three levels connected by a beautiful internal staircase, the property offers a perfect blend of modern comfort and traditional character and is situated in a serene and attractive environment with views overlooking the Mediterranean. The property is also equipped with a lift.

Spread across approximately 836 m<sup>2</sup> of built surface area, this lovely property offers various reception rooms, a large family kitchen diner and 8 bedrooms. There is also a large entertainment area in the lower ground floor including the original wine cellar, a bar, and a spectacular, multipurpose space with vaulted ceiling. The house provides ample space for a family looking for comfort and privacy in one of the region's most sought-after towns, and the layout is designed to offer flexibility and convenience for daily living.

The restoration project was sympathetically managed by the current owner to ensure that the property retains much of its historic charm and original architectural features whilst being perfectly adapted for modern living. The living areas and bedrooms are well proportioned, and the high ceilings on the ground floor and first floor give a sense of comfort and light.

The property is equipped with underfloor heating (mains gas) throughout, and solar panels provide additional power for the hot water.

The exterior areas include a large private parking area for several cars, a garden laid to lawn, an ornamental garden and a 10m x 4m private pool with poolside shower and jacuzzi. There are also several outbuildings and numerous terraces for al fresco dining. The property's large roof terrace provides 360° views over the surrounding vineyards to the Mediterranean Sea beyond.

Beneath the terrace to the rear of the property is an underground rain water collection tank with a capacity of 100,000 litres.



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Sea views, Terrace, Swimming Pool, Garden, Lift, Wooden flooring, Period features, Period Building, Natural light, High ceilings, Parking, Views, Utility room, Tourist License, Storage room, Renovated, Panoramic view, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area, Built-in wardrobes

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<b>8</b>	<b>6</b>	<b>836m<sup>2</sup></b>	<b>2,100m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

The property is listed as part of the Architectural Heritage of Catalonia and is perfectly located on a hilltop plot close to local amenities, including shops, cafés, restaurants, schools, and public transport.

The property has a valid tourist rental licence in the case that a future buyer wishes to exploit the property's commercial potential.

The house is just 20 km from Barcelona city and 4 km from the nearest beach and marina. The nearest international school (Hamelin Laie) is in the neighbouring village of Montgat.

This is a rare opportunity to acquire a slice of history in one of Barcelona province's most prestigious towns.

Please contact us now to schedule a viewing.

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