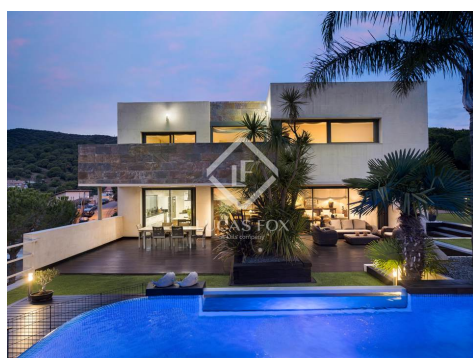
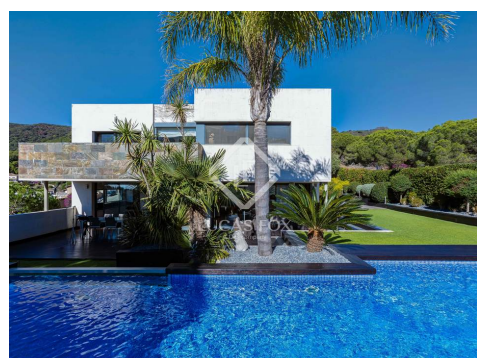
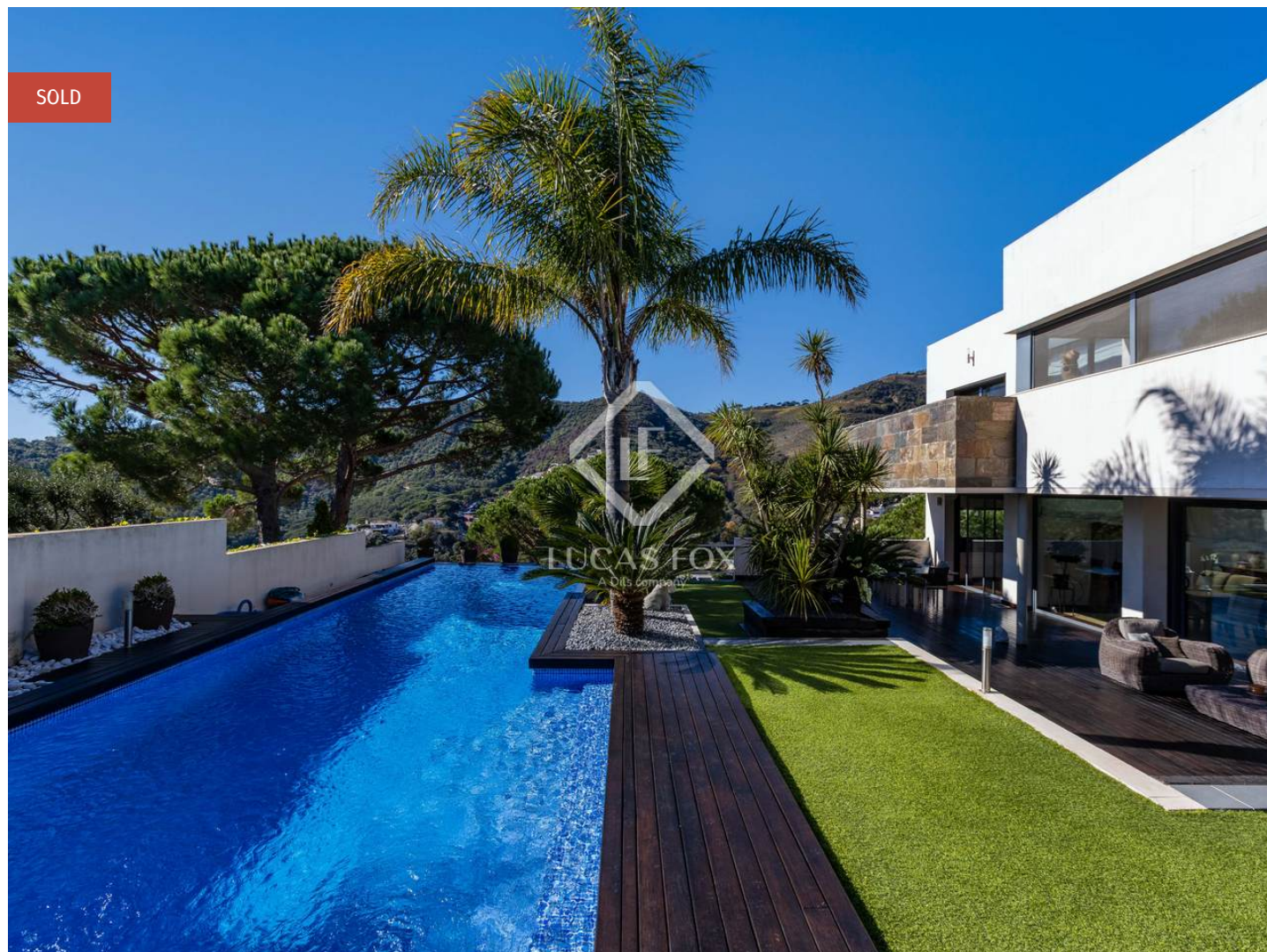


## €1,200,000 House / Villa - Sold

### Excellent house for sale in Alella, Barcelona

Spain » Barcelona » Maresme Coast » Alella » 08328

<b>3</b>	<b>3</b>	<b>523m<sup>2</sup></b>	<b>1,109m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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

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### OVERVIEW

## Fantastic 3-bedroom modern property, with sea views and swimming pool for sale in the peaceful and sought-after town of Alella.

This fantastic 3-bedroom family home was designed and built to a very high standard in 2010, with an A-rated energy qualification that makes this property cool in summer and very cosy in winter; ideal to enjoy throughout the year.

The decoration and the spacious rooms spread over 523 sqm, make it a perfect home for a primary residence or second home, for couples that enjoy working from home, and small families.

Entering the property, we find an entrance hall, featuring the double height ceiling and staircase. We find a living area with direct access to a chill out area and pool. The dining room completes this area in an L shape, connecting both kitchen and living area. The very bright kitchen is in the right wing from the hall and is distributed around a wide cooking island, with doors to an attractive outdoor, covered seating area plus direct access to a flat garden with a swimming pool and an artificial lawn.

On the first floor, we find an additional reading-sitting area and a large office space overlooking the hills and the sea. It leads to a large en-suite double bedroom with fitted wardrobes. The master bedroom has large east, south and west-facing windows, a walk-in wardrobe and a shower and jacuzzi with sea views.

On the lower floor, we find an additional toilet, the utility room and a hall towards the very generous garage for 3 cars.

The outdoor space is very well maintained, offering a split-level garden with sun beds and a shower, an automatic watering system and a heated pool.

The house features a new heat exchange system thanks to its solar panels, underfloor heating that can be switched to cool during summer. It is controlled by a thermostat on every floor and has a hot and cold air conditioning system, a water softening system and a central vacuum cleaner, among numerous other features.

In addition, the double-glazed sliding doors are Technal, provided with electric blinds controlled by a home automation system, mosquito nets and perimeter alarm.



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Sea views, Mountain views, Terrace, Swimming Pool, Heated swimming pool, Private garage, Natural light, Underfloor heating, Parking, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Solar panels, Security, Pet-friendly, Near international schools, Library, Heating, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Central vacuum system, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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Bedrooms	Bathrooms	Floorplan	Plot size

It would make an excellent choice for a couple or family wanting to connect with nature, but not be too far from the city.



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