

€940,000 House / Villa - For sale

## Exceptional property on a large plot for sale at the heart of Cabrils

Spain » Barcelona » Maresme Coast » Cabrils » 08348

|          |           |                         |                           |
|----------|-----------|-------------------------|---------------------------|
| <b>5</b> | <b>5</b>  | <b>390m<sup>2</sup></b> | <b>6,700m<sup>2</sup></b> |
| Bedrooms | Bathrooms | Built size              | Plot size                 |



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

**Rare opportunity to acquire a 390 m<sup>2</sup> house which is internally divided into 2 separate dwellings, on a generous plot in the centre of Cabrils.**

Rarely do we see a property of this type on the market in such an ideal location in Cabrils; walking distance to the centre with its shops, restaurants and schools.

On an impressive 6,700 m<sup>2</sup> plot, we find this charming, rustic Basque-style house which was built in the 1920's and has undergone renovation several times since. Inside the house we find 2 semi-independent dwellings. The first dwelling has a living room, dining room and kitchen on the ground floor and a double bedroom suite on the first floor. The second dwelling offers a living room, kitchen, guest toilet and a bedroom suite on the first floor, followed by 2 double bedrooms and a bathroom on the second floor. The ground floor of the second dwelling is occupied by a double bedroom and a utility room.

Both of the areas boast original period features and abundant rustic charm and overlook the property's plot with its lawn, spacious driveway, mature trees and water deposit that could be converted into a swimming pool. There are 2 separate driveway entrances and town views from the tower.

One of the special features of this property is the unusual flexibility it offers when designing the layout and use of each of its areas. It would be perfect for a family looking for a home with an annex for an elderly relative for example, or it would be relatively easy to convert it back into one spacious, 5-bedroom house. It could also be converted into a hotel or restaurant.

Should the new owner require more space, it is possible to build another house in the garden with a built area of up to 700 m<sup>2</sup>, without subdividing the plot.

A unique, spectacular country-style home in Cabrils centre with endless possibilities.



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Sea views, Garden, High ceilings,  
Natural light, Period features, Alarm,  
Built-in wardrobes, Double glazing,  
Fireplace, Near international schools,  
Transport nearby

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