

€1,800,000 House / Villa - For sale - Exclusive listing

Excellent 5 Bedroom house / villa for sale in Sant Andreu de Llavaneres, Barcelona

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

5 Bedrooms **4** Bathrooms **404m²** Floorplan **1,535m²** 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

Impressive villa in excellent condition with sea and mountain views for sale in Sant Andreu de Llaner.

This impressive house is located in a quiet residential area of Sant Andreu de Llaner, a Mediterranean town known for its high standard of living, its fantastic climate and its proximity to all amenities such as the golf countryside or the El Balis yacht club. The best beaches of Maresme are 10 minutes away by car and the centre of Barcelona is 30 minutes away. There are national and international schools in the area.

The property is presented in excellent condition, built in 2011, but constantly updated and well maintained, with high quality materials.

The house sits on a 1535 m² plot and offers plenty of privacy and fantastic mountain and sea views. There is a green area in front where no other homes are allowed to be built.

It offers a comfortable layout, with spacious, bright and several open-plan.

The ground floor has a large hall with double height ceilings and huge windows that allow plenty of light to enter the entire house. On the left hand side, there is a guest bedroom with a full bathroom and the American-style kitchen open to the pleasant living room that has a fireplace and direct access to the summer porch. All rooms have direct access to the garden. The floor also offers a utility room with access to the garden and garage.

The first floor is dedicated to the night area and has a large main bedroom with an study, private bathroom, built-in wardrobes and access to a private terrace with fantastic views of the sea and mountains. On the same floor, there is a double bedroom, another bedroom transformed into a gym with direct access to an courtyard and another full bathroom on this floor.

The exteriors offer several terraces and a wonderful summer porch. The pool is salt chlorinated and heated. Next to the pool, there is a barbecue area, a sink and an exterior shower.

At the back of the pool, there is also a guest apartment with a bathroom and its own kitchen and machine room. The Mediterranean style garden requires little maintenance.



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Sea views, Terrace, Garden, Private garage, Natural light, Marble flooring, Underfloor heating, Parking, Walk-in wardrobe, Views, Panoramic view, Open kitchen, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Alarm, Air conditioning

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The house has aluminum carpentry, electric shutters, interior curtains, gas underfloor heating and solar panels for the production of hot water. The garage has capacity for one car, but it is possible to have more parking space on the plot.

Contact us for more information or to schedule a showing at this fantastic home.



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