

€1,490,000 House / Villa - For sale - Top Pick

## Excellent 5 Bedroom house / villa with 1,714m<sup>2</sup> garden for sale in Cabrils, Barcelona

Spain » Barcelona » Maresme Coast » Cabrils » 08348

<b>5</b>	<b>5</b>	<b>479m<sup>2</sup></b>	<b>1,714m<sup>2</sup></b>	<b>1,714m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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

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### OVERVIEW

## Spectacular 5-bedroom house with classic architecture, modern amenities, and stunning views of the sea and Barcelona for sale in Cabrils.

Lucas Fox presents this five-bedroom home with a comfortable and functional layout in a quiet area with stunning views of the sea and Barcelona. The well-maintained property boasts a southwest orientation with views of Barcelona. It also includes a large pool, a relaxing jacuzzi, a private office space, and an easy-care Mediterranean garden .

The property was built in 1975 and has been progressively renovated since 2015, so that today it combines classic architecture with modern amenities. One of the main advantages of this property is its street-level entrance directly into the main living area, providing easy accessibility. It is worth highlighting its high degree of energy efficiency, achieving a high EEC A rating (self-sufficient photovoltaic floor and exterior insulation system, SATE).

Upon entering the property, a spacious entrance hall leads to a bright and airy living room with a fireplace and a 60 m<sup>2</sup> dining room offering spectacular sea views through its glass doors, which access onto a 39 m<sup>2</sup> exterior terrace. Adjacent to the living area is the kitchen diner with direct access to the same terrace and bamboo countertops. The utility room is conveniently located nearby. Completing this level are a guest bathroom and a generously sized ensuite bedroom . This layout allows access to the property without stairs from the front door.

On the lower level, the night area consists of a total of two double bedrooms with en-bathroom and their own private shaded chill-out terrace. There are also two double bedrooms, one with access to a terrace, which share a bathroom, all equipped with built-in wardrobes. The floor in this room is a cozy bamboo wood. From this floor, there is direct access to the garage, which can accommodate two cars.

On the third and final level is the leisure area, with a 54 m<sup>2</sup> shaded porch overlooking the 8 x 4 meter pool and the sea, perfect for enjoying the summer. A 33°C Jacuzzi for six people, available 365 days a year, adds to the luxurious amenities. There is also a functional 13 m<sup>2</sup> workspace or workshop with its own separate entrance.



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Sea views, Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Wooden flooring, Natural light, Mosaic tile flooring, Parking, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Solar panels, Renovated, Pet-friendly, Panoramic view, Near international schools, Heating, Fireplace, Double glazing, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning

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The property is insulated on the exterior (ETICS) and features double-frame aluminum windows, two independent gas boilers (heating and hot water), and eight split air conditioning units for year-round temperatures. The garden is equipped with a home-controlled irrigation system. It also includes a photovoltaic floor with an annual output of 10 MW and batteries to power the house.

Contact us for more information.

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