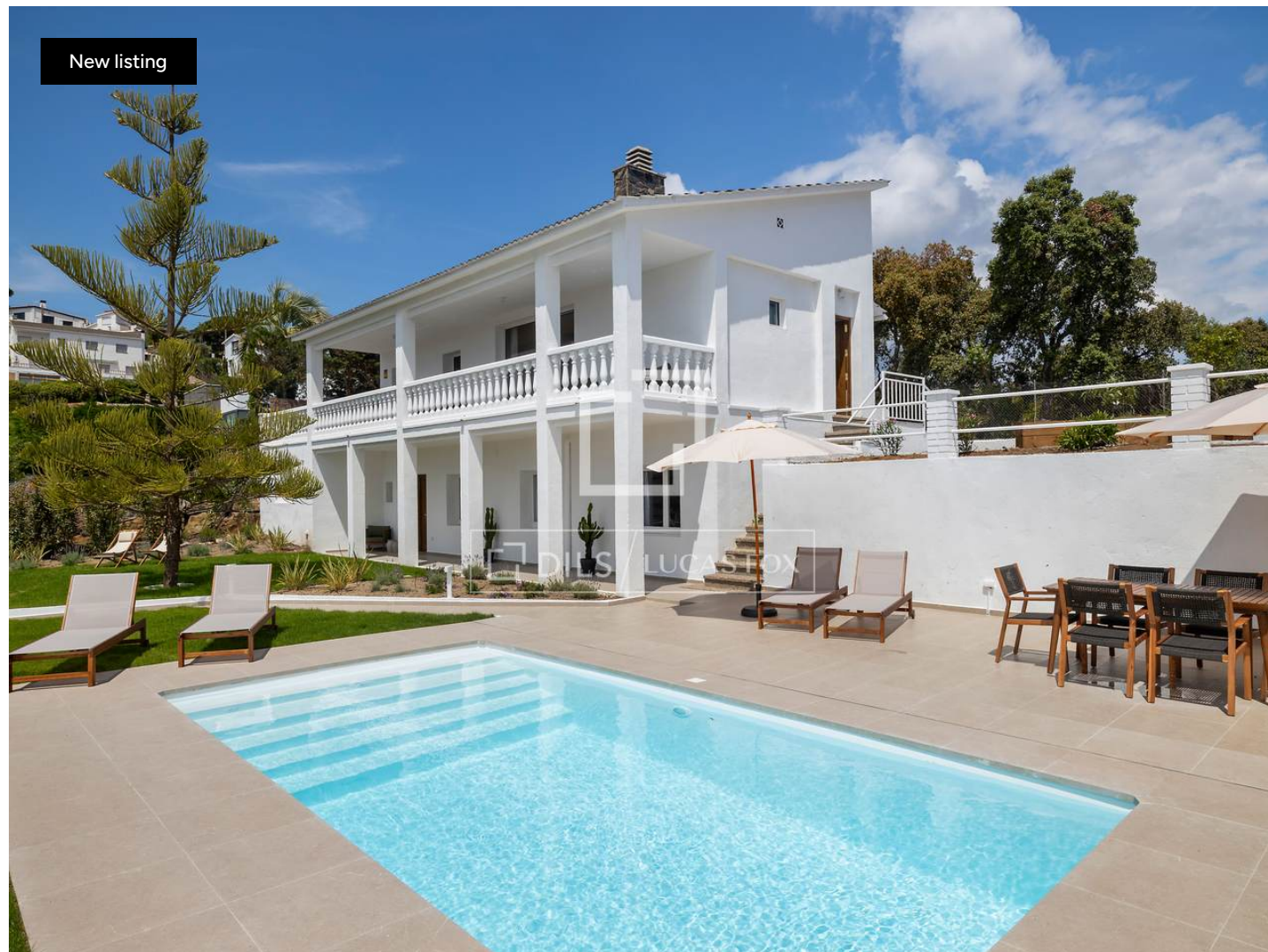


€795,000 House / Villa - For sale - New listing

## Elegant renovated Mediterranean villa with sea views, swimming pool and independent guest apartment in Sant Cebrià de Vallalta

Spain » Barcelona » Maresme Coast » Sant Pol de Mar » 08396

4	3	250m <sup>2</sup>	855m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



New listing



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€795,000 House / Villa - For sale - New listing

## Elegant renovated Mediterranean villa with sea views, swimming pool and independent guest apartment in Sant Cebrià de Vallalta

**House in Sant Cebrià de Vallalta with fantastic sea views and an independent apartment, featuring a garden, swimming pool and a privileged setting.**

We present this fantastic Mediterranean-style home situated in an elevated and privileged position, enjoying impressive open sea views and beautiful natural surroundings. The property has been completely renovated and combines the charm of Mediterranean architecture with contemporary finishes and a highly practical layout for everyday living.

The house is located just a few minutes from the beach and benefits from excellent connections to Barcelona and the international airport, offering a perfect balance between privacy, tranquillity and proximity to all amenities.

The property offers approximately 180 m<sup>2</sup> of built area on an 855 m<sup>2</sup> landscaped plot distributed across different levels, carefully designed to maximise the outdoor spaces and the stunning Mediterranean views.

The main floor features a bright and open-plan living area with a spacious lounge-dining room and a fully equipped designer kitchen fitted with AEG appliances. Large windows allow abundant natural light to enter while creating a seamless connection between the indoor and outdoor areas. From this level, there is direct access to a generous covered terrace, ideal for outdoor dining or relaxing while enjoying the sea views.

This floor also offers two bedrooms and two bathrooms. The main bedroom enjoys direct access to the terrace and lovely open views towards the Mediterranean Sea.

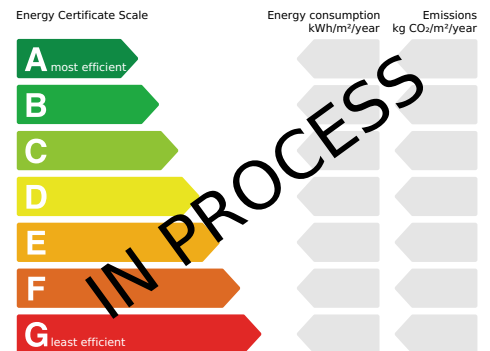
The lower floor provides a highly versatile independent space, perfect for guests, family members or as a separate guest apartment. This area includes two additional bedrooms, one bathroom, a spacious multipurpose living room with a small kitchen and direct access to the pool terrace.

The exterior areas have been thoughtfully designed with different landscaped environments and pleasant relaxation spaces. The swimming pool becomes the centrepiece of the outdoor area, surrounded by sun terraces and Mediterranean vegetation. The property also features charming garden areas with olive trees, lavender, fruit trees and aromatic herbs, adding character and warmth to the home.

Additional features include a double garage, and the property is sold fully renovated and elegantly furnished, ready to move into.



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The property is located in Sant Cebrià de Vallalta, with the exact location indicated approximately in accordance with current regulations. It offers more than 250 m<sup>2</sup> built and over 176 m<sup>2</sup> of usable living space. The property is in good condition. The total asking price is €795,000.

The stated price does not include taxes or purchase-related costs payable by the buyer according to current legislation. In this case, Property Transfer Tax (ITP) will apply (VAT and Stamp Duty in the case of new-build properties). Notary and Land Registry fees are also excluded.

The property has a valid Energy Performance Certificate available. Regarding the Certificate of Occupancy, it is available under number \_\_\_\_\_ \*\*\*, and will be provided upon request to interested parties.

AICAT registration number 13225 and API number 4089 displayed in accordance with current legislation.

Large Holder Status: NO.

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