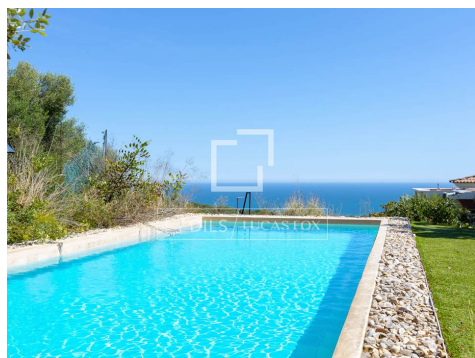
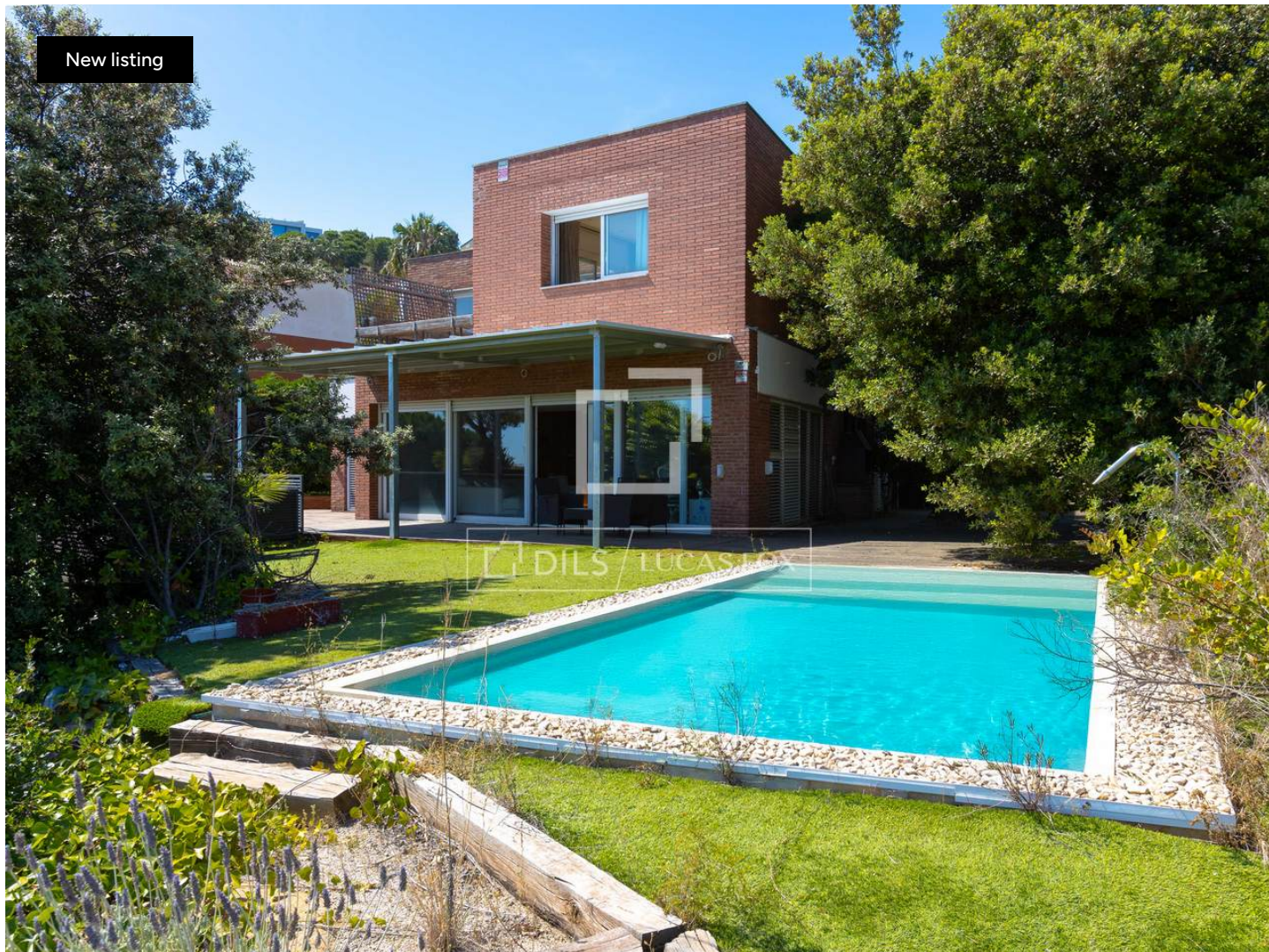


€1,275,000 House / Villa - For sale - New listing

Family villa with stunning views located in a private residential area with security service for sale in Teià, Barcelona.

Spain » Barcelona » Maresme Coast » Teià » 08329

4	3	367m ²	645m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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Family villa with stunning views located in a private residential area with security service for sale in Teià, Barcelona.

Comfortable house with sea views and lots of privacy for sale in Sant Berger, Teià.

An exceptional opportunity to acquire a family-friendly home of ideal proportions in a charming town on the Maresme coast, just 5 minutes from the beach and 25 minutes from the centre of Barcelona. This 367 m² property is located in the Sant Berger development in Teià, with private security. Enjoying excellent sea views and plenty of sunshine, the property is in a privileged setting and well-connected to golf courses, tennis clubs, and international schools. Furthermore, the beach and the train station (with connections to Barcelona) are just a 5-minute car.

The house is very bright, south-facing, was built in 1996 and underwent a renovation in 2014.

From the street, we access the ground floor, where we find parking for a large car and motorcycles, a woodshed, a wine cellar, the machine room, closets, etc. A security entrance door with a spacious lobby leads to a 52 m² multipurpose room with direct access to the street. This space could be converted into a private apartment, an office or workspace, or an additional bedroom .

The first floor houses the spacious living-dining room of almost 70 m² with a designer fireplace in the centre of the room, a fine wood bookcase, large windows with electric shutters and awnings, and direct access to the garden. Next, we find a guest toilet and the separate kitchen, which also has access to the garden and is connected to the living room.

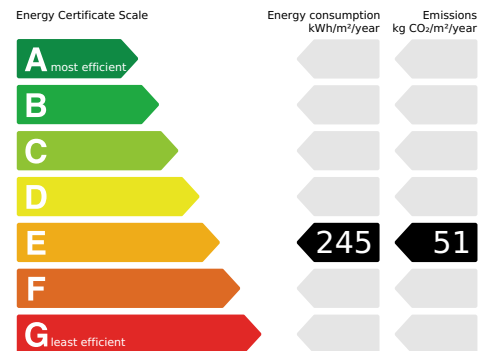
The garden, with fruit trees and a saltwater pool, features a 200 m² wooden deck and a 25 m² porch with a barbecue. The saltwater pool measures 7 x 3.5 m and is 1.7 meters deep, including a massage jet. There is also a 5 m² wooden shed for garden and pool tools. An automatic irrigation system and decorative exterior lighting complete the garden.

The second floor features two bedrooms with built-in wardrobes and access to a terrace with sea views. These two bedrooms share a full bathroom . Also on this floor is a spacious bedroom of approximately 20 m² with a security door, access to the terrace, a dressing room, and a full bathroom .



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Wooden flooring, Natural light, Parking, Walk-in wardrobe, Views, Security, Playroom, Panoramic view, Near international schools, Heating, Golf views, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm



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House for sale in Teia, within the municipality of Teia, located in one of the most sought-after areas. The property is situated in an environment that combines tranquility with proximity to amenities, making it a particularly attractive opportunity both as a primary residence and as an investment. The property has a constructed area of 367 m² and a usable area of 252 m², these being approximate areas, distributed across 4 bedrooms and 3 bathrooms. Its design has been conceived to optimize functionality and the entry of natural light, offering a balanced layout and spacious, well-connected rooms.

The property boasts particularly noteworthy views, terraces, garden, swimming pool, southerly aspect, and privacy, all of which contribute to a high level of comfort and quality of life. The property is in good condition and requires some repairs and maintenance. The described features may be subject to verification.

Energy rating E.

Reference number for the certificate of occupancy: CHB02968312***. It will be made available upon request.

Includes garage.

The sale price is €1,275,000. Applicable taxes (ITP), as well as notary fees, registration fees, and other costs associated with the sale, are not included in the price and are the responsibility of the buyer.

Marketed by Dils Lucas Fox (Lucas Trading, SL with CIF B64125438), acting as a real estate intermediary.

API Number: 4089

AICAT Number: 13225

Condition of the transferor: [large property owner / not a large property owner, where applicable]. Information regarding the tenancy status of the property will be provided, if applicable.

Additional information and documentation available to the consumer.

The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.

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