

€750,000 House / Villa - For sale -

## Fantastic 5-bedroom townhouse in a private development with common areas and swimming pool in Valdecabañas in Boadilla del Monte.

Spain » Madrid » Boadilla del Monte » 28660

**5** Bedrooms  
**4** Bathrooms  
**385m<sup>2</sup>** Floorplan



Contact us today for more information or to arrange a viewing

+34 699 095 185 • [pozuelo@lucasfox.es](mailto:pozuelo@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Avda. de Europa 38, Pozuelo de Alarcón, Spain

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### OVERVIEW

### Beautiful and comfortable house for sale in a magnificent private development with security, padel tennis court and swimming pool in one of the best areas of Boadilla del Monte, with very good links to the capital.

Lucas Fox International Properties is proud to present this wonderful townhouse in one of the newest areas of Boadilla del Monte. It is located in a welcoming development equipped with spacious and modern common areas for the use and enjoyment of its residents, in a completely private and closed environment, ideal for families with children who appreciate safety. In addition, it is located a few steps from the Trinity College Boadilla, the Virgen de Europa school in Boadilla del Monte or the José Bergamín Gutiérrez public school, as well as various roads that communicate with the entire northwest, with the capital and with several shopping centres such as the Centro Oeste, Gran Plaza 2, Equinoccio or El Corte Inglés.

On the ground floor, crossing the main door and going through a wonderful glass gate, we find ourselves in the welcome hall, with a wardrobe and access stairs to the rest of the floors. On the left, we find a cosy office or bedroom with light on the main façade. We then find a complete bathroom with a shower, which also serves as a guest toilet. However, as it is next to the office or bedroom, it could be used as a service area.

At the back, we find a good kitchen diner, with a fresh and modern style, with great light thanks to its large windows with access to the rear garden. The kitchen is fully fitted and equipped with Neff appliances and has ample dining space and plenty of storage space.

To the left of the hall is the large living-dining room, with marble floors and more than 50 m<sup>2</sup> of space, equipped with a beautiful marble fireplace, also fully functional. It has double orientation (east and west) to the main and rear façades, which provides extraordinary light during all hours of the day, every month of the year.

[lucasfox.com/go/poz34486](https://lucasfox.com/go/poz34486)

Mountain views, Garden, Swimming pool, Terrace, Concierge service, Private garage, High ceilings, Marble flooring, Natural light, Padel court, Wooden flooring, Communal terrace, Modernist building, Parking, Air conditioning, Alarm, Balcony, Barbecue, Built-in wardrobes, Chill out area, Double glazing, Equipped Kitchen, Exterior, Fireplace, Heating, Near international schools, Pet-friendly, Playground, Playroom, Renovated, Security, Storage room, Transport nearby, Utility room, Views, Walk-in wardrobe

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Upon accessing the first floor, we find ourselves in the night area, distributed in 4 spacious bedrooms and 3 complete bathrooms. On the left, there is the master bedroom with a beautiful marble bathroom with double sink and hydromassage shower, as well as a walk-in closet and a terrace to the front of the house. On the right-hand side, there are 2 spacious bedrooms with a shared bathroom and at the back, the large fourth bedroom, also with a private bathroom. All of them have fitted wardrobes.

On the second floor, there is the cosy multipurpose attic with the possibility of installing, without effort, another extra bathroom. It also has a pleasant open terrace with unobstructed views of the mountain and the development. This terrace can be incorporated into the house, since it is approved by the community of owners, as well as the installation of solar panels.

Finally, on the lower ground floor, we find on the left a soundproofed multipurpose room; in the background a large independent garage with a security door to the house and access from the ramp, with capacity for up to 2 cars; and to the right a practical laundry room. In addition, it has a storage room (under the stairs) and another built-in wardrobe.

The house is equipped with ducted zone-specific air conditioning, heating by mains gas. Its rear garden has 2 areas: a terrace area and a playground with grass and access to the common areas.

The development has security and surveillance, grass padel tennis court and community pool. However, the common areas are away from the house, which gives you maximum peace of mind throughout the year.

It should be noted that this beautiful house benefits from full contact with nature, thanks to its location and proximity to Mount Boadilla. It also enjoys beautiful views, thanks to its large floor-to-ceiling windows. Finally, it stands out for its security and is perfect for families with children who want a closed and private environment for leisure.

Contact Lucas Fox today by phone or email to arrange a showing. We work seven days a week to adapt to the needs of our clients. You can also visit us at the newly opened Lucas Fox Lounge on Avenida de Europa, 38 in Pozuelo de Alarcón. This way we can analyze your needs in more detail and help you find the perfect home or investment.

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### UNITS IN THIS DEVELOPMENT

Type	Status	Floor	Distribution	Size	Rental yield
		Floor	Bedrooms Bathrooms	m <sup>2</sup> , Terrace m <sup>2</sup>	0.00%
<input type="checkbox"/>					
<input type="checkbox"/>					

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