

€895,000 House / Villa - For sale - New listing

Excellent semi-detached 4-bedroom house for sale in Vinyet, Sitges

Spain » Barcelona » Sitges » Can Girona / Terramar / Vinyet / Can Pei » 08870

4 Bedrooms 3 Bathrooms 175m² Floorplan 31m² Terrace 44m² Garden



Contact us today for more information or to arrange a viewing

+34 935 952 550 · sitges@lucasfox.com · lucasfox.com · Calle Major, 34, Sitges, Spain

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Modern family home with garden, terrace and community pool, for sale in Vinyet, Sitges.

Elegant semi-detached house located in the exclusive Vinyet area of Sitges, within a quiet residential community with a swimming pool and landscaped gardens, just a few minutes' walk from the beach and the town centre.

The property is distributed over several floors and stands out for its spaciousness, brightness, and comfort.

On the main floor, there is an entrance hall, a fully equipped independent kitchen, a complete bathroom, and a spacious living and dining room with direct access to the private garden, creating a seamless indoor-outdoor space ideal for year-round enjoyment.

The first floor hosts the night area, comprising a double bedroom, a single bedroom, a full bathroom, and a main suite with a private bathroom.

On the top floor, there is a large multipurpose room, ideal as an additional bedroom, office, or lounge area, with access to a pleasant terrace with open views.

The lower floor offers a private garage for two cars and a spacious laundry and storage area. Access is via the communal parking area, where each property has its own private space and direct access to the house.

The property features excellent finishes, including ducted air conditioning with heating and cooling, gas radiator heating, an arothermal system, aluminium window frames with double glazing, fitted wardrobes, and a fully equipped kitchen. It also benefits from a good energy rating, ensuring efficiency and comfort throughout the year.

An excellent opportunity to enjoy a modern and functional home in one of the most sought-after areas of Sitges. Viewing is highly recommended.

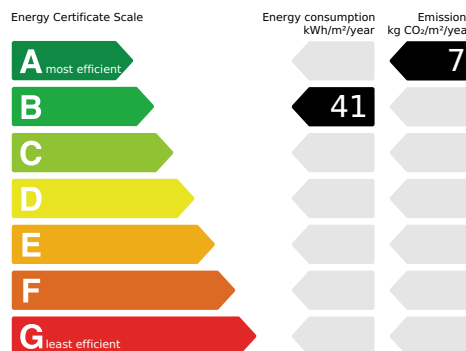
The property is located in Sitges, in the El Vinyet area, with the location shown approximately in accordance with current regulations. It comprises 209 sqm of built area and 165 sqm of usable space. The property is in good condition.

The total sale price is €895,000. The indicated price does not include taxes or expenses associated with the sale which, according to current legislation, are the responsibility of the buyer. In this case, Property Transfer Tax (ITP) will apply. Notary and Land Registry fees are also excluded.



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Terrace, Garden, Private garage, Wooden flooring, Natural light, Parking, Utility room, Storage room, Near international schools, Heating, Double glazing, Built-in wardrobes, Balcony, Alarm, Air conditioning



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*The property has an Energy Performance Certificate (EPC) available. Regarding the Certificate of Occupancy (Cédula de Habitabilidad), it is available under number CHB05016918*** and will be provided upon request to interested parties. AICAT registration number 13225 and API number 4089 are displayed in accordance with applicable legislation.*

Large Property Owner status: No.



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