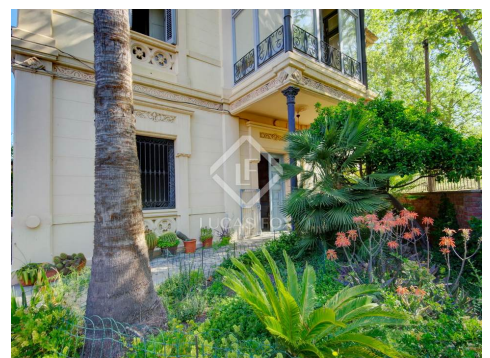
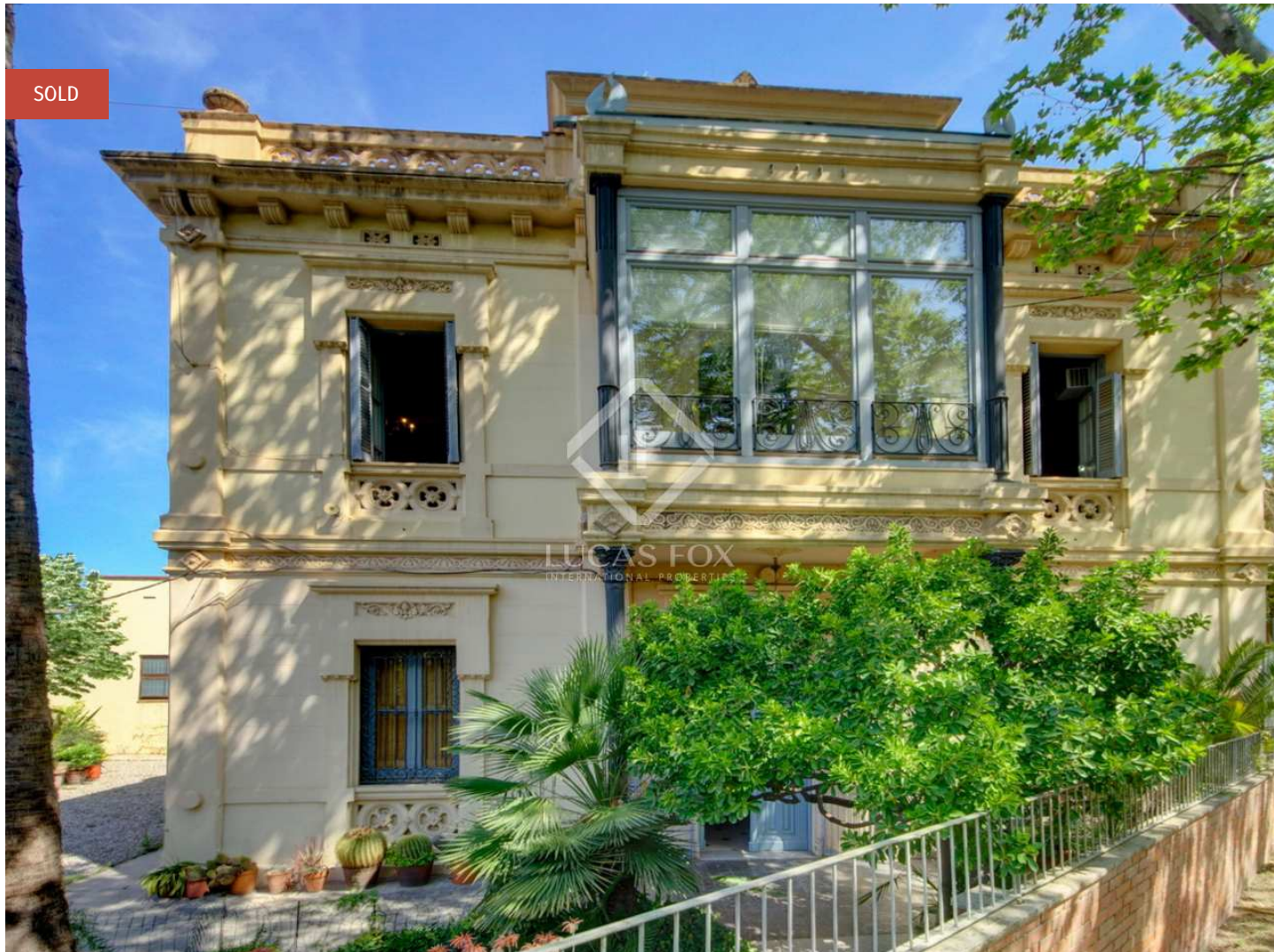


€1,100,000 House / Villa - Sold

4 Bedroom house / villa with 1,176m² garden for sale in Esplugues, Barcelona

Spain » Barcelona » Esplugues de Llobregat » 08950

| | | | | | |
|----------|-----------|-------------------------|---------------------------|-------------------------|---------------------------|
| 4 | 3 | 484m² | 1,473m² | 159m² | 1,176m² |
| Bedrooms | Bathrooms | Floorplan | Plot size | Terrace | Garden |



Contact us today for more information or to arrange a viewing

+34 935847029 • santjust@lucasfox.es • lucasfox.com • Calle Bonavista, 50, Sant Just Desvern, Barcelona, Spain

€1,100,000 House / Villa - Sold

4 Bedroom house / villa with 1,176m² garden for sale in Esplugues, Barcelona

Spain » Barcelona » Esplugues de Llobregat » 08950

| | | | | | |
|----------|-----------|-------------------------|---------------------------|-------------------------|---------------------------|
| 4 | 3 | 484m² | 1,473m² | 159m² | 1,176m² |
| Bedrooms | Bathrooms | Floorplan | Plot size | Terrace | Garden |

OVERVIEW

Detached house from 1895 to renovate, with precious original elements such as hydraulic floors and decorated ceilings, 4 bedrooms, a large garden, porch with chill-out area for sale in Esplugues, close to international schools and very central.

Lucas Fox presents this exceptional and elegant 484 m² house with an outbuilding built in 1895 on a 1,451 m² plot and surrounded by a large perimeter garden with trees. The building is protected for its historical and artistic value: it preserves the original ornate façade, as well as original decorative elements inside, such as hydraulic floors, ceilings with moldings and frescoes, carved woodwork, lamps and period furniture.

The house is presented to renovate, but it has exceptional potential to make it a property to suit you and combine it with the professional field. It is also ideal as the headquarters of companies or foundations.

The building is divided into two floors, a roof terrace and an adjoining shed, which with the appropriate renovation will achieve a very welcoming result full of personality. The luminosity and tranquility of its rooms stands out, all exterior. In addition, the house offers exclusive amenities such as a 1,176 m² perimeter garden with the possibility of building a pool, four bedrooms and three bathrooms. The attached body is ideal for use as a summer kitchen or additional rooms for guests.

The house is accessed through the garden at street level. The house is distributed over two floors. On the ground floor, with 4.15-meter-high ceilings, a porch gives access to the entrance hall with a staircase, a large office and a large space that stands out for its semicircular arches. This large room was used in its day as a wine cellar with its own production and offers various possibilities for new uses, according to the needs of each client, since it is at garden level and the currently bricked-up windows can be reopened. The entrance for cars and the garage are also located in this area. Next to the main house, there is an annex used in its day as the property of the landlords and a work area.



lucasfox.com/go/sjd41484

Mountain views, Terrace, Garden,
 Private garage, Period Building,
 Natural light, Mosaic tile flooring,
 High ceilings, Parking, Modernist building,
 Utility room, Transport nearby,
 Storage room, Near international schools,
 Heating, Exterior, City views, Chill out area,
 Built-in wardrobes, Alarm

Contact us today for more information or to arrange a viewing

+34 935847029 • santjust@lucasfox.es • lucasfox.com • Calle Bonavista, 50, Sant Just Desvern, Barcelona, Spain

€1,100,000 House / Villa - Sold**4 Bedroom house / villa with 1,176m² garden for sale in Esplugues, Barcelona**

Spain » Barcelona » Esplugues de Llobregat » 08950

| | | | | | |
|----------|-----------|-------------------------|---------------------------|-------------------------|---------------------------|
| 4 | 3 | 484m² | 1,473m² | 159m² | 1,176m² |
| Bedrooms | Bathrooms | Floorplan | Plot size | Terrace | Garden |

The first floor has a entrance hall, a large ornate central living room facing southeast and with a gallery overlooking the garden. On both sides of the living room, there are two double bedrooms with different uses, one as a living room or office and the other as a bedroom. One of them has a private toilet and the other has direct access to a complete bathroom . On this floor there are two other bedrooms, one double and one single with large windows.

A hall or living room with an annex room for wardrobes and access to the porch leads to the spacious formal dining room that stands out for its decorated ceilings and its French door with access to the 56.61 m² porch with views of Collserola. On the porch there is a shed for the utility area and the old coal cellar for the kitchen. The period kitchen next to the dining room is exterior and very bright. Next to the dining room there are two complete bathrooms, one of them with double access. A 159 m² roof terrace completes the main building.

The house has heating by radiators with a diesel tank, original windows with wooden shutters. It does not have air conditioning and the kitchen and stove work with butane gas.

The land is classified as 14b (private redevelopment area) and part of the garden as 9 (protection of general systems).

A manor house with extraordinary potential, garden and garage in one of the best neighborhoods in Esplugues de Llobregat. Contact us to visit this luxury house.

Contact us today for more information or to arrange a viewing

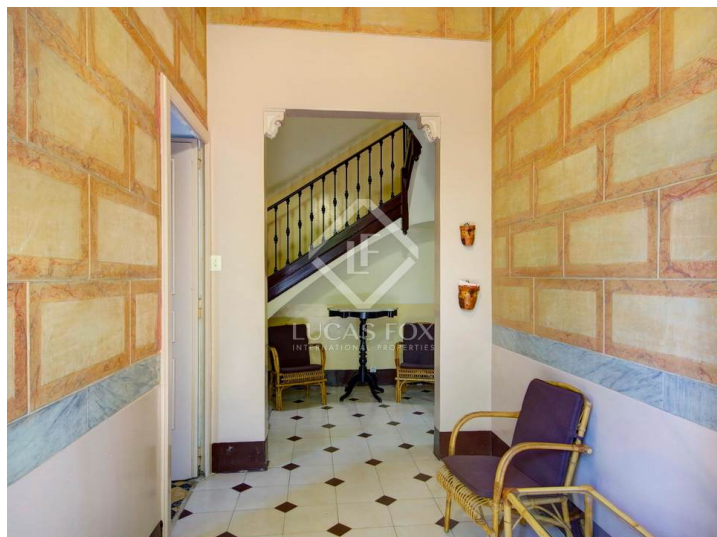
+34 935847029 • santjust@lucasfox.es • lucasfox.com • Calle Bonavista, 50, Sant Just Desvern, Barcelona, Spain

€1,100,000 House / Villa - Sold

4 Bedroom house / villa with 1,176m² garden for sale in Esplugues, Barcelona

Spain » Barcelona » Esplugues de Llobregat » 08950

| | | | | | |
|----------|-----------|-------------------------|---------------------------|-------------------------|---------------------------|
| 4 | 3 | 484m² | 1,473m² | 159m² | 1,176m² |
| Bedrooms | Bathrooms | Floorplan | Plot size | Terrace | Garden |



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+34 935847029 • santjust@lucasfox.es • lucasfox.com • Calle Bonavista, 50, Sant Just Desvern, Barcelona, Spain