

€660,000 House / Villa - For sale

## 4 Bedroom house / villa with 24m<sup>2</sup> terrace for sale in Sant Just, Barcelona

Spain » Barcelona » Sant Just Desvern » 08960

|          |           |                         |                        |
|----------|-----------|-------------------------|------------------------|
| <b>4</b> | <b>2</b>  | <b>189m<sup>2</sup></b> | <b>24m<sup>2</sup></b> |
| Bedrooms | Bathrooms | Floorplan               | Terrace                |



**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

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**2** Bathrooms  
**189m<sup>2</sup>** Floorplan  
**24m<sup>2</sup>** Terrace

### OVERVIEW

**Detached detached house from 1991 with 4 bedrooms, very central and bright, with a 21.42m<sup>2</sup> terrace with sea views, garage for one car and motorcycles and a storage room. Very close to international schools, sports centers, shops and restaurants.**

Exceptional semi-detached detached house of approx. 189m<sup>2</sup> built in 1991 with brick facades and south-facing windows that allow direct sunlight and sea views from its roof terrace. Half-level garage below the street for a car, motorcycle and bicycle, as well as a storage room. The property, which is divided into five floors, has a very functional Mediterranean design. The luminosity and tranquility of its rooms, all exterior, stands out.

The house is accessed by pedestrian from the street. Next to the access door is the garage door shared with the house next door. The garage space is not physically divided from the neighboring house, but each one has its own well-defined parking space. The garage fits a car, one or two motorcycles and bicycles, in addition to having a very practical storage room. In this area is the softener and osmosis. The ground floor, half a level above the street, is accessed by stairs that lead to a multipurpose room with a south window, ideal for a second living room, study or games room, it also has a built-in wardrobe under the stairs. major. Next to it, a bedroom facing south on two levels, ideal for differentiating the sleeping area from the study or play area. The floor is completed by a full bathroom with a bathtub.

The first floor consists of a hall with a staircase, which leads to a spacious dining room living room with large windows to the south and a 1.10m<sup>2</sup> balcony, ideal for putting plants. The kitchen next to the dining room is semi-open to it through a pass-through, which allows it to have natural light. The kitchen has a gas stove.

On the second floor, a large double bedroom facing south with a very sunny 1.10m<sup>2</sup> balcony as the main room of the house. The second bedroom, also to the south, is currently used as a dressing room for the double bedroom and the dividing partition between both rooms has been opened, making it very easy to make both rooms independent again. A full bathroom with a bathtub completes the floor.

On the third floor is the laundry area and the mixed boiler, a fourth bedroom to the south with a built-in wardrobe and a large terrace of 21.42m<sup>2</sup> with awning, water and electricity connection and sea views, ideal for a chill out area. .



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Sea views, Terrace, Private garage, Natural light, Parking, Utility room, Transport nearby, Storage room, Security, Near international schools, Heating, Exterior, City views, Chill out area, Built-in wardrobes, Balcony, Alarm

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The house has heating by radiators and a boiler. Security system. Laminated wooden floors . Descaling and osmosis.

An ideal house for families, with 4 bedrooms, a large terrace and garage in one of the best neighborhoods of Sant Just Desvern, a centre neighbourhood next to the commercial area of the town. Contact us to visit this luxury home.



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