

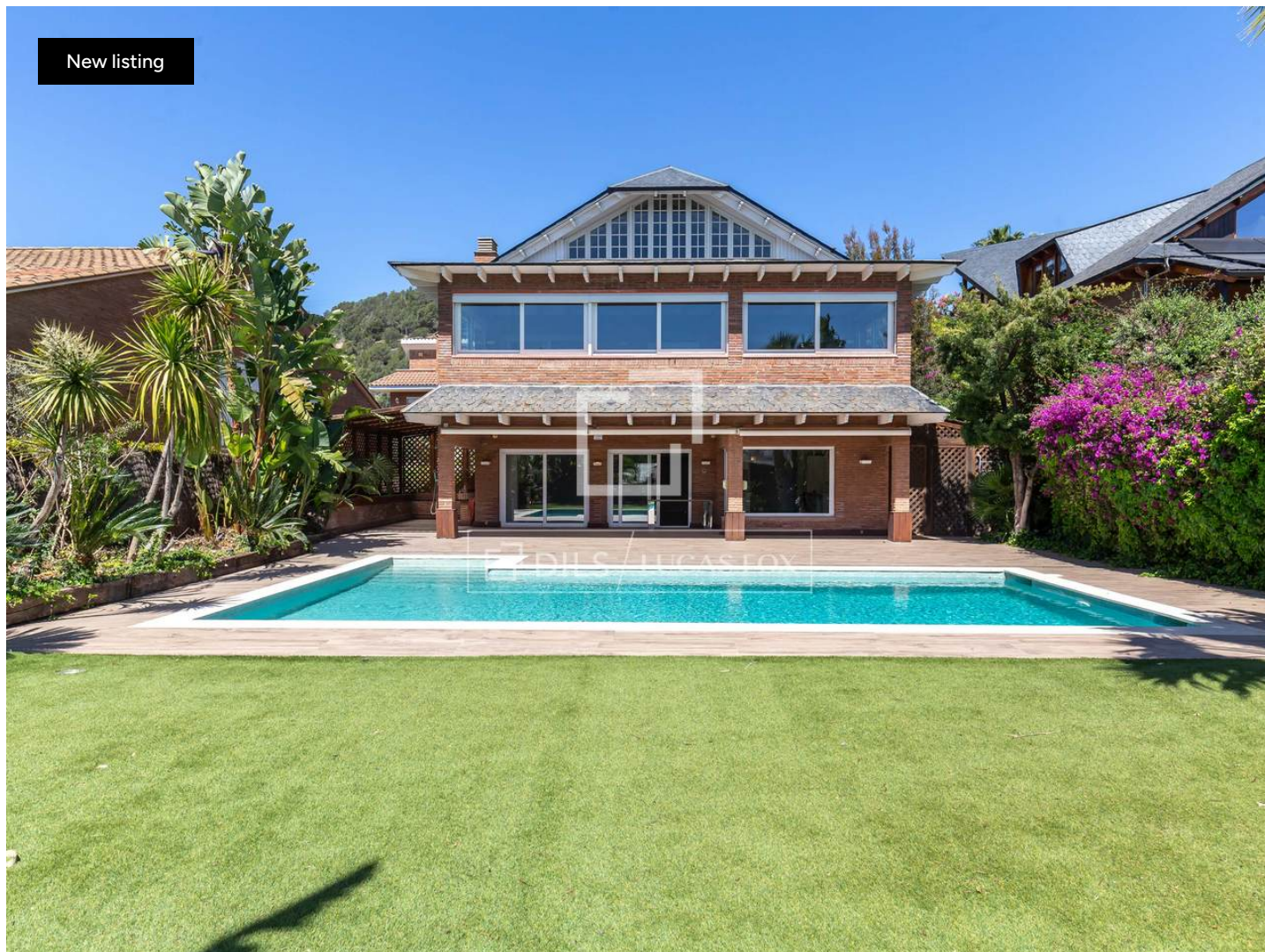
€2,150,000 House / Villa - For sale - New listing

Excellent 3 Bedroom house / villa with 560m² garden for sale in Sant Just, Barcelona

Spain » Barcelona » Sant Just Desvern » 08960

3	3	483m ²	721m ²	560m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

New listing



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

€2,150,000 House / Villa - For sale - New listing

Excellent 3 Bedroom house / villa with 560m² garden for sale in Sant Just, Barcelona

Spectacular detached house from 1988 of 509m², 378m² usable, with a garden of 560m² with a 54m² swimming pool, it has 3 double bedrooms (one en suite), multipurpose space in the attic, garage for 4 cars, storage room and wine cellar.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Wooden flooring, Natural light, Parking, Wheelchair access, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Outdoor kitchen, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Alarm, Air conditioning



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This elegant and exclusive detached house with a level ground floor garden , for sale in Bellsolleig, Sant Just Desvern, offers an exceptional combination of comfort and outdoor living. The property boasts excellent natural light, ample privacy in a quiet residential setting, proximity to all amenities , and excellent public transport and main road connections.

Exceptional detached house with a constructed area of 509 m² on 4 floors and a usable area of 378 m², with a flat 560 m² garden and a 53 m² swimming pool. These areas are approximate. Built in 1988 and renovation in 2008, it features a spacious underground garage for four cars, motorcycles, and bicycles. The house is ideal for family-friendly life, with a seamless integration between the interior and exterior.

The ground floor, at street level, has a pleasant access through the front garden . A comfortable entrance hall with a staircase and wardrobe welcomes you, along with a guest toilet. The centre of the house is the spacious, south-facing dining room living room with large French doors, creating a natural extension to the porch and garden—ideal for entertaining, al fresco dining, or enjoying relaxing moments with family. This inviting space features a fireplace and is designed to be enjoyed on any occasion, allowing for a variety of decorating options. It can be configured as a two-story living room or combined with a formal dining room . Between the kitchen and living room is an open-plan space, perfect for casual dining room or formal meals with French doors to the east and access to the paved side garden . The modern kitchen has two parallel bars, a breakfast area, and access to the porch. An additional small kitchen is located in an annex space, ideal for exterior events. The wonderful ground floor -level exterior area is highlighted by its large porch with a living room and dining room area and a barbecue on one side. Motorized awnings extend the shaded area towards the saltwater pool, ideal for sun loungers. A large garden area with palm trees on the other side of the pool completes the exterior space, along with an adjoining cabin with a sauna and storage.

On the first floor, a hall leads to two double bedrooms with built-in wardrobes that share a full bathroom with shower. The spacious master suite features a dressing room, built-in wardrobes, a double bedroom , and an en bathroom with shower and bathtub. A porch with windows overlooking the garden, ideal as a study area, connects the suite and the other south-facing bedroom .

On the attic floor with a sloping white wooden ceiling, there is a multipurpose room with a fireplace and living room, ideal as a fourth bedroom or study/office.

The property is equipped with radiator heating, ducted inverter air conditioning, double-glazed aluminum windows with motorized blinds, an alarm system, mahogany wooden floors , tiled bathrooms, and white lacquered doors. It also features a water softener and reverse osmosis system.

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In the floor there is a large garage with a motorized door, a machinery area and a washing room. Storage room and wine wine cellar .

Energy rating: C 91 kWh/m²/year and C 18 kg CO₂/m²/year. Certificate of occupancy reference: CHB06300613xxx. The sale price is €2,150,000, excluding taxes. The applicable Transfer Tax (ITP), as well as notary fees, registration fees, and other costs associated with the sale, are not included in the price.

Marketed by Dils Lucas Fox, "LUCASFF SANT JUST, SL", Tax ID B-67655654, acting as the exclusive real estate agent. API Number: 3896 and AICAT: 11495. Transferor status: not a large property owner. Contact us to arrange a viewing.

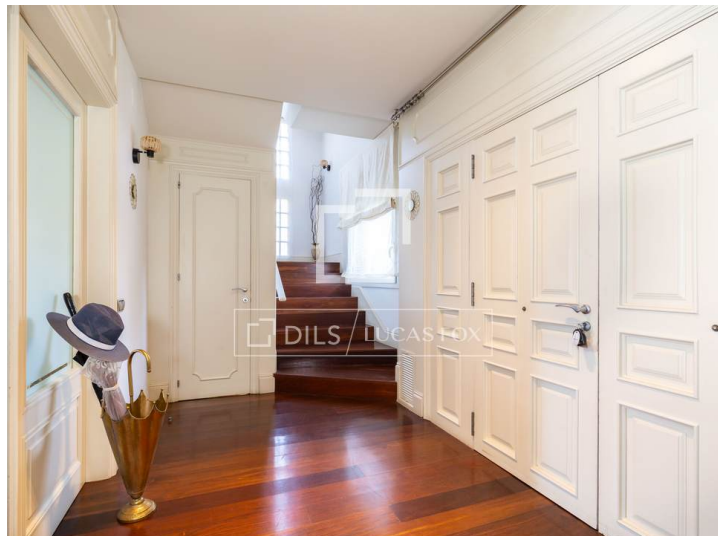
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