

€2,298,000 House / Villa - For sale - New listing

## Excellent 8 Bedroom house / villa with 758m<sup>2</sup> garden for sale in Sant Just, Barcelona

Spain » Barcelona » Sant Just Desvern » 08960

8	4	570m <sup>2</sup>	931m <sup>2</sup>	117m <sup>2</sup>	758m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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

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## Excellent 8 Bedroom house / villa with 758m<sup>2</sup> garden for sale in Sant Just, Barcelona

**Spectacular detached house with 8 bedrooms and 4 bathrooms, a surrounding garden with a pool, for sale in the centre of Sant Just Desvern.**

Lucas Fox presents this house located in one of the most coveted locations in Sant Just Desvern. This spectacular single-family home combines the charm of traditional architecture with a comprehensive, high-level renovation completed in 2018. Every detail has been carefully considered to offer maximum comfort, energy efficiency, and a sophisticated lifestyle.

The property boasts a generous 570 m<sup>2</sup> of living space spread over several floors connected by a hydraulic elevator. It sits on a 931 m<sup>2</sup> landscaped and paved plot for outdoor enjoyment.

We enter the property from the street via a staircase that leads to a large terrace and a 30 m<sup>2</sup> south-facing porch. From the main door, we enter the large entrance hall, ideal for an additional study area or reading living room, which is connected to the main staircase and elevator. The entrance hall leads to a bright day area with high ceilings, housing a living room with a fireplace featuring decorative wooden beams and access to the porch. Next to this is a multipurpose room (ideal as a gym or games area) with access to the rear garden with a saltwater pool and pelota court. The floor is completed by a double bedroom, a full bathroom with shower, and a machine room.

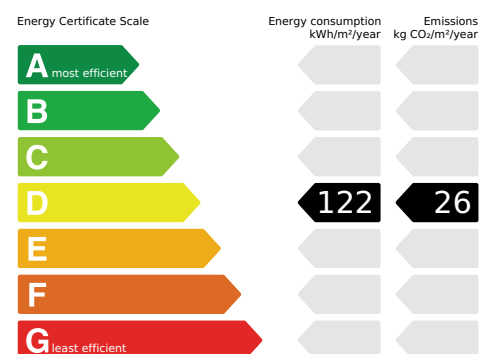
On the first floor, we find a hall with a staircase and elevator that lead to the elegant and cozy living-dining room with a fireplace, notable for its spaciousness and south-west orientation, with access to a terrace with an 18 m<sup>2</sup> porch. Next, there is a large and modern kitchen diner with natural light, fully equipped with high-end appliances: Alvimodul furniture, Smeg gas hob, Pando hood, oven, microwave and Bosch paneled dishwasher, two refrigerators, one Whirlpool and the other Bosch paneled. Further on, there is an annex room with a laundry and ironing area: Bosch washing machine and AEG dryer, as well as storage cabinets.

The night area is separated by a corridor that access to four double bedrooms (two currently used as offices) with built-in wardrobes and a shared bathroom with a shower. The spacious west-facing main bedroom completes the floor with built-in wardrobes, a ceiling fan, a spacious private bathroom with a shower, and garden views.



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Terrace, Swimming Pool, Garden, Tennis court, Private garage, Lift, Natural light, Marble flooring, Parking, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Solar panels, Renovated, Panoramic view, Near international schools, Library, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning



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On the attic floor , there is a very bright, sloping roof space with three double bedrooms. One of the bedrooms is currently a south-facing study with access to a spacious 55 m<sup>2</sup> terrace with spectacular sea views. The other two double bedrooms have built-in wardrobes and access to a large 44 m<sup>2</sup> terrace overlooking the garden and pool. They share a full bathroom with shower.

The floor offers a private garage with capacity for three cars, bicycles, and motorcycles at ground level, a storage room with a guest toilet, a technical room with elevator machinery, a water softener, and a storage room. The floor is completed by an adjoining wine cellar with decorative wooden beams.

The rear garden area is divided into three distinct levels: a paved exterior terrace or chill-out area next to the house and the private pelota court and tennis court; then, on an upper level, a space with a saltwater pool. The third level is the garden with trees and a barbecue area with a picnic area, which stands out for its great privacy.

The property is equipped with aluminum exterior carpentry with double air chambers. The house also has motorized blinds and a perimeter alarm system. It also has radiator heating with a gas-fired combi boiler (three boilers, one per floor) and ducted hot/cold ducted air conditioning with a sectionalized system for the night area and day area areas on the first floor and a single thermostat in the floor . It also includes split systems in the ground floor bedroom and a split system in the attic study area, complementing the ducted system. It is equipped with photovoltaic panels to ensure high energy efficiency. It features two working fireplaces, marble and wood-effect porcelain floors, ceiling fans in key rooms, a privileged orientation, and unobstructed views.

Contact us to discover this luxurious four-story villa with a garden and pool in Sant Just.

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