

€790,000 House / Villa - For sale - New listing

## 4 Bedroom house / villa with 22m<sup>2</sup> garden for sale in Sant Just, Barcelona

Spain » Barcelona » Sant Just Desvern » 08960

4	3	168m <sup>2</sup>	43m <sup>2</sup>	22m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	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

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## 4 Bedroom house / villa with 22m<sup>2</sup> garden for sale in Sant Just, Barcelona

Charming detached house built in 1986, with 168m<sup>2</sup> built and 150m<sup>2</sup> usable space, 4 bedrooms, 3 bathrooms, 22m<sup>2</sup> terrace- garden and 43m<sup>2</sup> terraces, garage for 2 cars. Very close to international schools, sports centers and shopping area.

This elegant and bright townhouse, for sale in the centre of Sant Just Desvern, offers an exceptional combination of comfort, outdoor living, and village charm. The property enjoys excellent natural light throughout the day, great privacy, a quiet residential setting, proximity to all amenities, and excellent public transport and main road connections.

Exceptional four-story detached house with a constructed area of 168 m<sup>2</sup> and a usable area of 150 m<sup>2</sup>, plus three terraces totaling 43 m<sup>2</sup> and a terraced garden with trees of 22 m<sup>2</sup>. These areas are approximate. Built in 1986, the property is part of a complex of nine homes with a paved communal area. Its dual orientation allows for abundant natural light and effective cross-ventilation throughout the house. It also includes a floor garage for two cars. It is an ideal home for family-friendly life with a perfect integration between the interior and exterior.

The ground floor combines practicality with everyday comfort. Pedestrian access from the communal area leads to a private 9m<sup>2</sup> terrace. The entrance hall opens into the day area, comprising a guest toilet, a kitchen with a breakfast table and an adjacent laundry area. Adjacent to the kitchen is the spacious and bright dining room living room, which is very welcoming and faces west. Large French doors open onto a 13m<sup>2</sup> terrace, complete with a side storage wardrobe and stairs leading down to a 22m<sup>2</sup> garden terrace with trees, creating a natural extension of the living space—ideal for entertaining, al fresco dining, or enjoying relaxing moments with family.

On the first floor, the night area includes the main double bedroom to the east with a built-in wardrobe, a bathroom with a central shower, and a corridor leading to the two single bedrooms facing west with excellent natural light throughout the day.

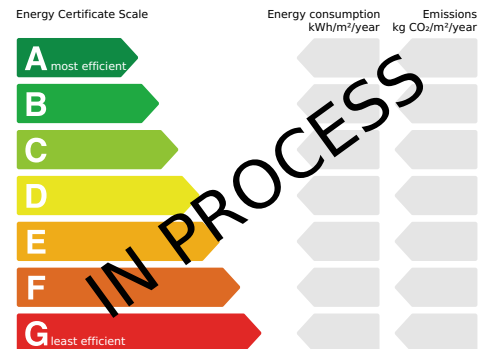
On the attic floor with its sloping roof, there is a multipurpose room or ensuite bedroom, ideal as a guest room or fourth bedroom, with a full bathroom including a bathtub. The floor is completed by a hall access to a 21m<sup>2</sup> solarium terrace with a side utility room wardrobe, an additional exterior space to enjoy the Mediterranean climate, perfect for a chill-out area.

On the basement floor, there is a multipurpose room with a high west-facing window, ideal as a study or a fifth bedroom, with an adjoining pantry or storage room. A two-car garage completes this floor.



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Terrace, Garden, Private garage, Natural light, Parking, Transport nearby, Storage room, Near international schools, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Alarm, Air conditioning



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The property is equipped with radiator heating with a combination boiler, split-system air conditioning in the living room, main bedroom , and attic, double-glazed aluminum windows, and motorized blinds in the living room. It also features an alarm system, laminate wood flooring, tiled bathrooms, and wooden doors.

A luxury ground floor ideal for families, with a garden, terrace, storage room , and garage in one of the best neighborhoods of Sant Just Desvern. Contact us to arrange a viewing of this luxury apartment.

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Energy rating: pending kWh/m<sup>2</sup>/year and pending kg CO<sub>2</sub>/m<sup>2</sup>/year. Certificate of occupancy reference: pending CHB.....xxxx. The sale price is €790,000, excluding taxes. The applicable Property 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 number: 11495. Transferor status: not a large property owner. The information provided is for informational purposes only, is based on data provided by the owner, and may be subject to change.

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