

€925,000 House / Villa - For sale

## 4-bedroom house to renovate for sale in Sant Cugat, Barcelona

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08195

<b>4</b>	<b>3</b>	<b>361m<sup>2</sup></b>	<b>553m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size



Contact us today for more information or to arrange a viewing

+34 930 022 023 • santcugat@lucasfox.com • lucasfox.com • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain

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### OVERVIEW

## Great detached house to renovate with clear views, located in one of the best areas of Vallldoreix, Sant Cugat.

The house, which is distributed over three levels and stands on a plot of 553.35 m<sup>2</sup>, is the work of the architect Antonio Nacenta Navarro.

The ground floor has a built area of 50.34 m<sup>2</sup>, although it could be extended to 166.00 m<sup>2</sup> with a very simple refurbishment. This floor consists of an entrance hall and an office, as well as the previous owner's sculpture studio / workshop. It is an open space of 166.00 m<sup>2</sup> with great height and plenty of natural light. This area could easily be converted into a gym, sauna or multipurpose space. The room has a small toilet and connects to the garage, which is accessed through the vehicle door from the street.

The first floor measures 145.25 m<sup>2</sup> and boasts abundant natural light throughout the day. It is made up of a kitchen, a bathroom, a living-dining room with a fireplace and a terrace, an ironing room, a master bedroom with a sink and another three spacious bedrooms (all of them with fitted wardrobes).

The rooftop level (covered) has 360° views of the Vallès region, as well as the Montserrat massif.

The plot has a magnificent southeast-facing garden, as well as a wonderful barbecue area at the back, facing north.

It is a unique opportunity for homeowners with character and personality who wish to live in a central area of Vallldoreix yet enjoy complete privacy when at home.



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Terrace, Private garage, Natural light, Period features, Parking, Pet-friendly, Playground, Playroom, Storage room, To renovate, Transport nearby, Utility room

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