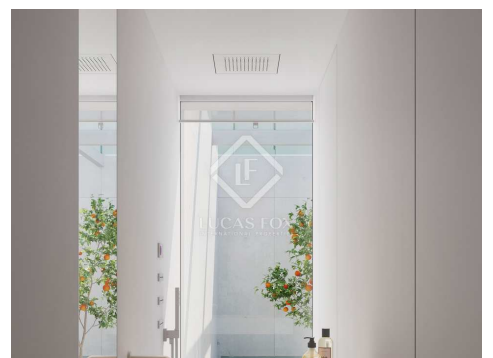
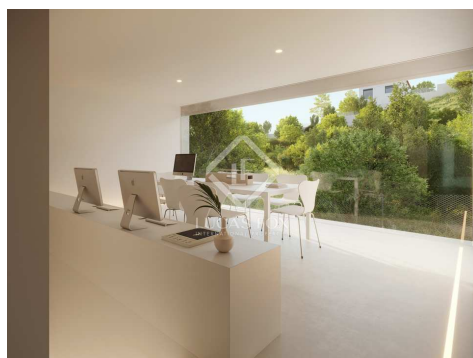


€1,939,000 House / Villa - For sale

## Excellent 5 Bedroom house / villa for sale in Sant Cugat, Barcelona

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08192

**5** Bedrooms    **4** Bathrooms    **440m<sup>2</sup>** Floorplan    **820m<sup>2</sup>** Plot size



Contact us today for more information or to arrange a viewing

+34 930 23 58 07 • santcugat@lucasfox.com • lucasfox.com • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain

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### OVERVIEW

## Exclusive property with 4 bedrooms, garden, pool and a lot of privacy for sale in Sant Quirze, Barcelona.

Lucas Fox is pleased to present this unique brand new property, located in a natural environment and offering a fluid connection between interior and exterior spaces. It is a quiet area surrounded by nature, immersed in a natural space.

The property was built in a cubic shape, with strong concrete walls. It is distributed in three plants.

On the upper floor, we find a single space of 79.15 m<sup>2</sup> that houses a large living room, an open kitchen and the dining room. It is a large and open-plan space, with large windows that provide abundant natural light throughout the day. Furthermore, thanks to its linear design, the 40 m<sup>2</sup> terraces on both sides extend and enhance the interior space. Exterior, we find a 23.25 m<sup>2</sup> swimming pool with a salt purification system and two parking areas of 24.75 m<sup>2</sup> each.

On the lower floor, we find the night area made up of four bedrooms, all with a dressing room and a private full bathroom, including the main bedroom that has a 34 m<sup>2</sup> private patio with a water fountain. Thanks to its design, all rooms open to the garden and allow the entry of abundant natural light, which achieves high energy efficiency and constant natural lighting. On the same floor we find a large study or fifth bedroom.

On the lower ground floor we find the laundry room room and the machine room.

The property has great qualities, such as aerothermics heating and underfloor heating, air conditioning, LED lighting, installation of top-quality lighting, water softener for the entire property, home automation for temperature and lighting control, lacquered aluminum exterior enclosures. in white with excellent thermal insulation, interior ventilation system of the property and installation of fire protection. The white microcement floors inside and the polished white concrete exterior, along with other high-quality details, make this house a unique property, with A energy efficiency.

The villa will be delivered with landscape gardening with native plants.

Contact us for further information. We will be happy to tell you the details of this fantastic new build construction.



[lucasfox.com/go/stc34677](https://lucasfox.com/go/stc34677)

Mountain views, Terrace, Swimming Pool, Garden, Natural light, Parking, Walk-in wardrobe, Views, Utility room, Storage room, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Air conditioning

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Bedrooms	Bathrooms	Floorplan	Plot size



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