

€1,490,000 House / Villa - For sale

## Excellent 6 Bedroom house / villa with 2,405m<sup>2</sup> garden for sale in Sant Cugat

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08629

<b>6</b>	<b>8</b>	<b>456m<sup>2</sup></b>	<b>2,405m<sup>2</sup></b>	<b>50m<sup>2</sup></b>	<b>2,405m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Modern house with a 2,500 m<sup>2</sup> plot , games area, gym, guest apartment and service apartment for sale in Torrelles de Llobregat.

Lucas Fox presents this spectacular and luxurious house just finished in 2023, with an area of 456 m<sup>2</sup> built on a 2,405 m<sup>2</sup> plot in Torrelles de Llobregat (Barcelona). The property is presented unfurnished, but there is the option of purchasing the furniture, not included in the price.

The property is distributed over two main floors, plus the ground floor that has several amenities.

On the ground floor, with adapted access , we find a space in which a loft-type apartment is being finished, for service or for rent, with a separate entrance and connected to the main house. It has a kitchen, bedroom and full bathroom . It is connected through an interior door to a large multipurpose space that has a cinema area, bar area, games room and gym. Hidden behind a plant wall, we find a large storage room of about 6 m<sup>2</sup>.

On the same floor, with a separate entrance, there is a guest apartment that is currently rented seasonally, with an open-plan kitchen, equipped with all appliances, including a washing machine, a living-dining room, with a double bedroom with a built-in wardrobe and a bathroom . complete with shower.

From all the rooms on this floor you can access the garden with incredible views of the valley and the mountains. In addition, it has a salt chlorination pool of about 60 m<sup>2</sup> with water fountains. Next to it, we find an area with a porch where there is a built-in barbecue with a utility area and a huge table to enjoy with friends or family.

We can access the main house from the inside or exterior via a large white staircase that reaches the double-height main door that separates the day area from the night area. On one side we find a large open space with a fully equipped kitchen with an invisible induction countertop, a huge island for breakfast and lunch, a formal dining area and a living room. The room is closed with huge floor-to-ceiling double-glazed windows that maintain the incredible views.



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Terrace, Swimming Pool, Garden, Private garage, Gym, Marble flooring, Parking, Wheelchair access, Walk-in wardrobe, Views, Utility room, Storage room, Security, Pet-friendly, Panoramic view, Outdoor kitchen, Open kitchen, New build, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Beauty salon, Barbecue, Balcony, Alarm, Air conditioning

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On the other side of the entrance, we find the laundry room that has machinery, such as aerothermics, washing machine and dryer, and a large storage area with quartz countertops. Beyond, there is a guest toilet and a bedroom with a full bathroom and a dressing area with a built-in wardrobe. This bedroom has direct access to the terrace. The floor can be accessed directly by vehicle, since on one side there is a huge space with cobblestone paving with capacity for more than five cars and that also connects to the back of the main house.

On the second floor of the main house, we find three bedrooms with dressing rooms, built-in wardrobes, and their respective private bathrooms with showers, two of them with freestanding bathtubs as well. All bedrooms have motorized blinds and are decorated with great detail.

The exterior is divided with different terraces made with stone walls, white gravel, with wooden railings, trees and vegetation.

A unique luxury property that has the best details and finishes, with A certification. It has LED lighting, with recessed lights and decorative linear lights on the ceilings, imitation wood porcelain floors, double-glazed windows with a 16 mm chamber, ducted air conditioning, bathrooms with imitation marble porcelain finishes on walls and floors, kitchen with porcelain countertops and integrated appliances, lacquered furniture, alarm and security cameras.

Contact Lucas Fox to visit this property.

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