

€2,300,000 House / Villa - For sale - Top Pick

## Excellent 5 Bedroom house / villa for sale in Golf-Can Trabal, Barcelona

Spain » Barcelona » Sant Cugat » Golf-Can Trabal » 08173

**5** Bedrooms      **5** Bathrooms      **538m<sup>2</sup>** Floorplan



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 for sale in Golf - Can Trabal, Sant Cugat, with 538 m2 built, garden and saline water pool.

Lucas fox is pleased to present this impressive property for sale in the Golf - Can Trabal de Sant Cugat, it is a luxury residence completely renovated two years ago, with high quality finishes that stand out in every detail. The house is distributed over three floors, with 538 m2 built, offering an elegant and functional design.

On the main floor , upon entering, you will be greeted by an elegant lobby that welcomes residents and visitors. In addition, you will find an study connected to the spacious main living room through sliding doors. The main living room has a cozy fireplace and large windows that offer views of the garden. The open kitchen, equipped with an island, adds a modern and practical touch to this floor.

The first floor is dedicated to the night area and includes a entrance hall, a corridor and three very large bedrooms, each with access to a large terrace. Two complete bathrooms complement this area, along with the main bedroom, which features a walk-in closet, a luxurious bathroom with tub and shower, and private access to the terrace.

Communication between the different floors is facilitated by a lift and elegant stairs. The basement of the house offers additional space with a entrance hall, a living room with TV, a multipurpose room and a complete bathroom with a shower, equipped with timed lights, especially designed for the safety of children. It also has a storage room, an ironing and laundry room, and parking for up to 4 cars with closets and a turbo charger for electric cars. In addition, there is space dedicated to machine and boiler installations, which include an electric additional boiler, along with the main gas boiler.

The parking lot floor is coated with epoxy material, providing durability and resistance. You will also find a storage room room and a utility room with a full bathroom with a shower on this floor. The heating is underfloor heating, the fireplace is gas and the air conditioning is carried out through ducts with a hot and cold air pump. The house has home automation, providing comfort and advanced control.



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Mountain views, Terrace, Swimming Pool, Garden, Lift, Natural light, Parking, Walk-in wardrobe, Views, Utility room, Storage room, Playroom, Playground, Pet-friendly, Open kitchen, Near international schools, Home cinema, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Alarm, Air conditioning

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The exterior of the property is equally impressive, with an exquisitely landscaped garden housing a beautiful saline water pool. The grass is artificial for easy maintenance, and the terrace is covered in teak, creating a perfect space to enjoy the outdoors. The lighting, highlighted by an olive tree in the corner, adds a touch of additional charm. Fruit trees complete the lateral landscape, and irrigation is managed automatically. This luxury property offers an elegant and comfortable lifestyle in an exclusive environment.

Get in touch for more information, it will be a pleasure to advise you.

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