

€1,580,000 House / Villa - Sold

## 5 Bedroom house / villa for sale in l'Arxiu, Barcelona

Spain » Barcelona » Sant Cugat » l'Arxiu » 08173

<b>5</b>	<b>5</b>	<b>400m<sup>2</sup></b>	<b>812m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	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

## Villa with great privacy and facing south for sale a few meters from the city centre and the Sant Cugat train station

Lucas Fox is pleased to present this fantastic detached villa in the best residential area of Sant Cugat, just a five-minute walk from Valldoreix train station. The southerly aspect property sits on a flat, corner plot of 835 m<sup>2</sup>.

The house, of 509 m<sup>2</sup> built and 285 m<sup>2</sup> useful, is comfortably distributed over two floors, in addition to a lower ground floor that has indoor parking and a service area. All floors are connected to each other by a lift.

On the ground floor, there is a spacious 60 m<sup>2</sup> living-dining room with access to the garden through large windows, which provide plenty of natural light.

Exterior, there is a private swimming pool and a comfortable garden. Also on this floor there is a kitchen diner with direct access to the garden, a guest toilet and a bedroom with a bathroom.

On the first floor, there is a pleasant multipurpose room, ideal as an study, games room or as an additional bedroom, as well as the main bedroom with a full bathroom and dressing area or study area, along with two additional double bedrooms and another bathroom.

The lower ground floor includes a service or multipurpose room with a bathroom, indoor parking for three or four cars, storage room and machine room.

It has quality finishes such as an lift, mains gas heating with radiators, automated main blinds, marble floors, aluminum exterior enclosures with double glazing and an alarm system.

It is located in a privileged and exclusive area of l'Arxiu, which has excellent communications with the main roads with unbeatable access to Barcelona and surrounding areas. The Arxiu area stands out for its quiet residential areas, but with all kinds of amenities, shops and medical amenities just a few minutes away.

Get in touch for more information.



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Mountain views, Terrace, Swimming Pool, Garden, Natural light, Parking, Communal terrace, Views, Utility room, Transport nearby, Storage room, Playroom, Panoramic view, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Central vacuum system, Built-in wardrobes, Balcony, Alarm

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