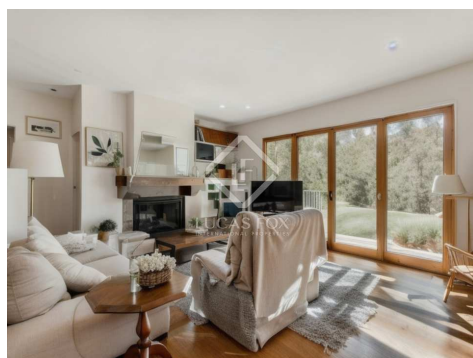


€1,050,000 House / Villa - For sale - New listing  
**5 Bedroom house / villa for sale in Sant Cugat, Barcelona**

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08173

**5** Bedrooms    **3** Bathrooms    **324m<sup>2</sup>** Floorplan    **561m<sup>2</sup>** Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## 300 m<sup>2</sup> villa with 5 bedrooms and 3 bathrooms on a practical, flat plot for sale just 10 minutes from the Valldoreix, Sant Cugat train station.

Lucas Fox International Properties presents this charming house for sale in one of the best neighborhoods of Sant Cugat, in l'Arxiu. It is located just 10 minutes walk from the train station and is close to a wide variety of shops, amenities, sports centers and schools. In addition, it is just 15 minutes walk from the centre of Sant Cugat del Vallès.

It is worth highlighting its entrance, which has incredible Catalan vaults, with a typical style of the area, which has preserved all its charm. It is perfect for those who appreciate this style.

The property has 324 m<sup>2</sup> built (300 m<sup>2</sup> useful) on a plot of 600 m<sup>2</sup> completely flat and facing south. The entire house receives abundant natural light and you can enjoy the garden all year round.

On the ground floor, there is a cozy entrance hall, a living-dining room with a fireplace and windows that open to the garden. From the living room, there is direct access to a spacious kitchen with access to the garden. On this floor, we find four bedrooms, including the main one with built-in wardrobes and a bathroom, as well as two doubles and one large single. The floor is completed with another bathroom and the utility area.

Going up the stairs, we find an open-plan studio with access to a terrace that could be converted into another bedroom, study, gym or games room, depending on your needs.

It benefits from quality finishes such as solid parquet floor, city gas heating and solar panels for hot water, parking for two vehicles and motorcycles, as well as easy exterior parking.

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 its surroundings. The Arxiu area stands out for its quiet residential areas with all kinds of amenities, shops and medical amenities just a few minutes away. It is perfectly connected to Barcelona through the C16 motorway (Vallvidrera tunnels) and the AP7.



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Mountain views, Terrace, Garden, Period features, Period Building, Natural light, Marble flooring, Parking, Views, Transport nearby, To renovate, Storage room, Playroom, Panoramic view, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, City views, Chill out area, Central vacuum system, Built-in wardrobes, Balcony, Alarm, Air conditioning

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