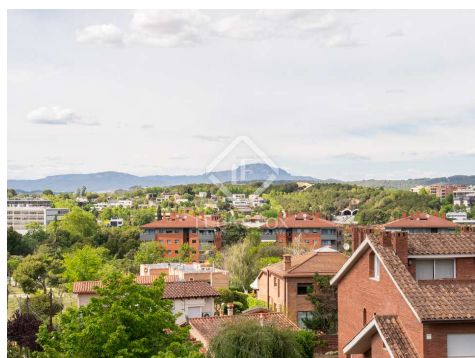


€1,330,000 House / Villa - For sale

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

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

**5** Bedrooms    **3** Bathrooms    **367m<sup>2</sup>** Floorplan    **573m<sup>2</sup>** Plot size



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

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### OVERVIEW

## Comfortable 5-bedroom villa with 3 bathrooms, southerly aspect and an excellent layout for sale in Sant Cugat.

Lucas Fox is proud to present this charming house of 367 m<sup>2</sup> built on a completely flat plot with a dream garden , a beautiful porch, swimming pool and barbecue area.

The layout of this property is simply spectacular. In addition, it southerly aspect and has large windows, so it receives abundant natural light, as well as high ceilings, which give a feeling of greater spaciousness.

In the day area, there is a spacious living-dining room with double height ceilings, a cozy fireplace and direct access to the porch and garden. In addition, it has a spacious kitchen with a separate office area and a guest toilet. It also has a bedroom perfect for guests or as an study, with the possibility of adding a bathroom.

The night area is distributed in semi-floors. It has a spectacular main bedroom with its own bathroom, followed by two double bedrooms that share another bathroom and an additional double bedroom with access to an incredible terrace. As the bedrooms are between 10 and 12 m<sup>2</sup>, they offer comfortable space.

On the upper floor , there is a spectacular multipurpose room with large windows and spectacular views of the surroundings.

On the lower ground floor, there is a large garage with space for two vehicles, a utility room area and storage room.

The garden is simply fantastic, with different areas: a porch perfect for summer meals, a barbecue area, a pool to cool off and even an attached shed with fruit trees.

The property has quality finishes such as stoneware floors, gas heating by radiators, air conditioning in all rooms, double-glazed PVC windows, white lacquered doors, built-in wardrobes and an automatic irrigation system.

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

Feel free to contact us.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Underfloor heating, Parking, Views, Utility room, Transport nearby, Storage room, Security, Renovated, Playroom, Panoramic view, Outdoor kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Central vacuum system, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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