

€1,925,000 House / Villa - For sale

## Excellent 6 Bedroom house / villa for sale in l'Arxiu, Barcelona

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

|          |           |                         |                         |
|----------|-----------|-------------------------|-------------------------|
| <b>6</b> | <b>5</b>  | <b>345m<sup>2</sup></b> | <b>614m<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](mailto:santcugat@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Rambla de Ribatallada, 20, Sant Cugat del Vallés, Spain

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### OVERVIEW

**Elegant and sophisticated villa completely renovated for sale just 4 minutes from the Sant Cugat train station and the city centre .**

Lucas Fox International Properties presents this magnificent detached villa , completely renovated in 2017, in an unbeatable location in the prestigious and exclusive area of l'Arxiu de Sant Cugat, a few meters from the FGC station and the city centre .

The villa has an area of 345 m<sup>2</sup> on a plot of 614 m<sup>2</sup>. The property has been meticulously renovated with great attention to every detail, ready to move into.

Upon entering through the main entrance, there is an elegant entrance hall that leads us to a spacious living room, with a cozy fireplace, perfect for relaxing and enjoying the wonderful views it offers. Next, there is the office-type kitchen, equipped with high-end appliances and the cozy dining area for family and social gatherings. From this same living room there is access to a charming terrace overlooking the private garden .

On this floor, there is also a bedroom, a bathroom and a functional utility area , with access from the exterior. From the living room, you access a fabulous terrace with a privileged orientation, with panoramic views and direct access to the wonderful and well-kept garden, which includes a private pool and a porch. A perfect space to enjoy tranquility and outdoor leisure.

On the upper floor , there are three double bedrooms, including the main bedroom with stunning views of Collserola and a luxurious private bathroom. The other two double bedrooms share a full bathroom . One of them offers access to a large attic, perfect as an additional space or multipurpose area.

On the lower floor , there is a bright guest apartment, connected both from the interior of the main property and from the garden. This apartment has two double bedrooms, one with a private bathroom, as well as an study area and another full bathroom . From this living room, you can access the main garden of the property, the pool and the porch, offering an excellent connection between the interior and exterior spaces.

The property also offers exterior parking for two cars.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Period features, Period Building, Natural light, Parking, Views, Utility room, Transport nearby, Storage room, Renovated, Playroom, Playground, Pet-friendly, Panoramic view, Near international schools, Heating, Golf views, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Chill out area, Central vacuum system, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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Among the quality finishes, we highlight the wooden floors, interior wooden carpentry, exterior carpentry with double glazing, air conditioning, gas heating, storage room, built-in wardrobes and swimming pool.

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

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