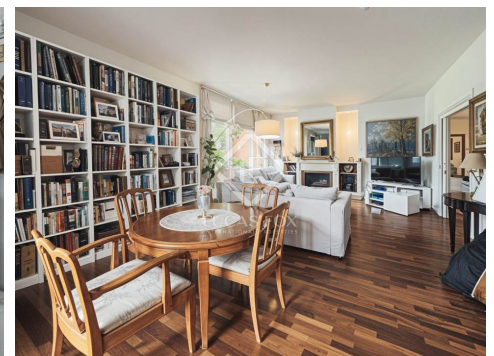


€1,575,000 House / Villa - For sale

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

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

6 Bedrooms **4** Bathrooms **465m²** Floorplan **530m²** 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

465m² villa on a flat plot with a private garden , 6 bedrooms and 5 bathrooms for sale next to Sant Cugat train station.

Lucas Fox International Properties presents this spectacular villa located in one of the most exclusive areas of Sant Cugat, specifically in l'Arxiu. This magnificent house, facing south and with unobstructed views, offers a privileged residential environment, very close to the centre and the station, but without giving up the tranquillity that we all seek.

The property has 465 m² built on a 530 m² plot and is distributed over three floors plus a basement.

Upon entering, we are greeted by a spacious entrance hall that gives access to the main floor , where we find a large corner living room with large windows that provide plenty of natural light, a fireplace and direct access to the garden. In addition, there is a dining room that leads to the kitchen and a charming porch that invites you to enjoy meals outdoors, which in turn also gives access to the garden. The kitchen diner is very bright and is equipped with built-in appliances . On this floor, there is also a single bedroom and a full bathroom .

The first floor has four bedrooms: the master bedroom with a dressing room and a full bathroom and three more bedrooms that share a second bathroom. All the rooms have built-in wardrobes and two of them have terraces with unobstructed views.

The upper floor is a beautiful attic with wooden ceilings, which offers a large bedroom with a toilet and an open-plan space perfect for use as a study, games room or study, thanks to its generous dimensions.

The basement has a large parking area with capacity for several vehicles, motorcycles and bicycles, a large laundry area and an additional space that can be used as a storage room or pantry.

The Mediterranean garden surrounding the house is full of charm, with lawn, fruit trees, a porch area with outdoor dining room , barbecue and a saltwater pool, all with complete privacy.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Utility room, Transport nearby, To renovate, Storage room, Solar panels, Playroom, Playground, Panoramic view, Near international schools, Heating, Golf views, Fireplace, 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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6	4	465m²	530m²
Bedrooms	Bathrooms	Floorplan	Plot size

It has quality finishes, such as gas heating, solar panels, wooden floors, double-glazed windows, built-in wardrobes and a fully equipped kitchen.

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 l'Arxiu area stands out for its quiet residential areas , but with all kinds of amenities, shops and medical amenities just a few minutes away.

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