

€949,000 House / Villa - For sale

## 4 Bedroom house / villa for sale in Sant Cugat, Barcelona

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08172

**4** Bedrooms  
**3** Bathrooms  
**188m<sup>2</sup>** Floorplan



**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

## Beautiful 188 m<sup>2</sup> townhouse with 4 bedrooms, 3 bathroom, parking and a communal pool for sale in the residential area of Arxius, Sant Cugat del Vallès.

Lucas Fox is pleased to present this beautiful townhouse located in the residential area of Arxius, Sant Cugat del Vallès. It is surrounded by green areas and close to all amenities, just a two-minute walk from the train station. This area enjoys an ideal connection to Barcelona while also offering a privileged setting.

It has a built area of 188 m<sup>2</sup> spread over three floors and a basement.

We access through the ground floor where we find the day area, which has an exterior kitchen-diner, a guest bathroom and a spacious living-dining room with access to a private garden , where we can enjoy gatherings with family or friends.

On the first floor we have the night area, which consists of two exterior bedrooms, a full bathroom that serves them and the large main bedroom with access to a terrace and full bathroom .

On the second floor , there's a large room that can be adapted to different needs, such as an attic, a games room , or an study. This room also has its own sun terrace.

Finally, in the floor , we find the garage with capacity for two cars and the laundry area. This level also provides access to the communal area.

Contact us for more information.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Utility room, Transport nearby, Storage room, Pet-friendly, Outdoor kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Alarm

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