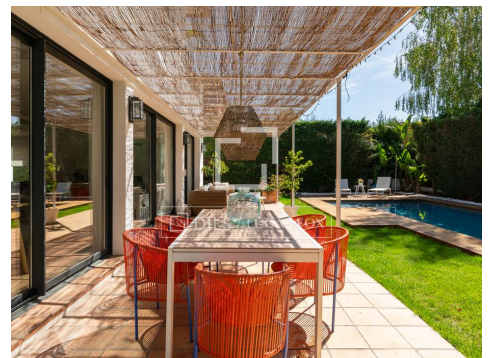
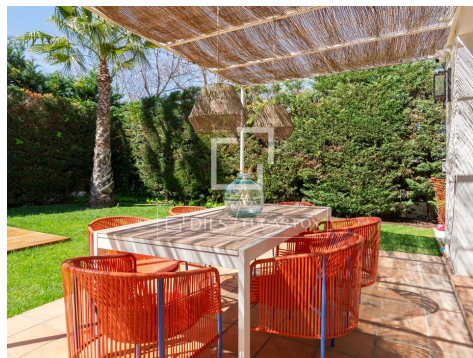
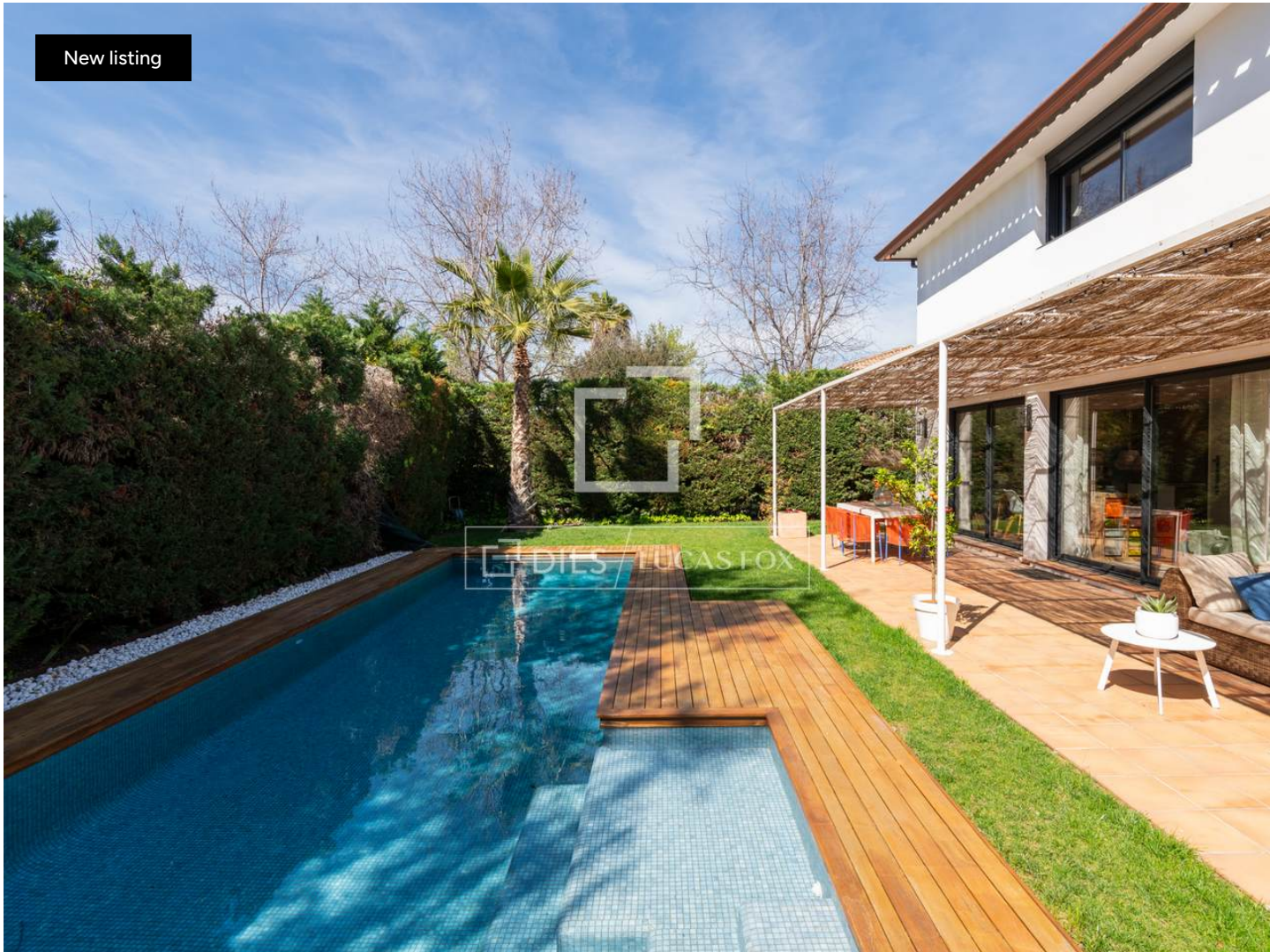


€2,100,000 House / Villa - For sale - New listing

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

Spain » Barcelona » Sant Cugat » l'Arxiu » 08195

5	4	300m ²	602m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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€2,100,000 House / Villa - For sale - New listing

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

Fully renovated detached house with 5 bedrooms, 4 bathrooms, garden and private pool in Arxius, Sant Cugat.

Lucas Fox presents this spectacular designer property , completely renovated just two years ago, which combines elegance, functionality, and comfort. The property, situated on a 602 m² plot , has 300 m² of living space distributed over two well-organized floors.

On the ground floor, there is a spacious and bright living-dining room with a new fireplace , next to a modern, fully equipped kitchen. Both rooms have direct access to a welcoming porch and a large garden with a private saltwater pool. This level also includes two double bedrooms and two complete bathrooms, perfect for guests or adaptable as an study or multi-purpose room. In addition, there is a convenient laundry area located next to the kitchen.

The upper floor houses three double bedrooms, all with access to terraces offering pleasant views. The main bedroom features a spacious dressing room, a full en-private bathroom , and a large southerly aspect terrace. The other two bedrooms share a full bathroom and also have private terraces.

The property features high-quality finishes, such as ducted air conditioning with independent control by room, heating through low-consumption radiators, a fireplace, solar panels and an alkaline hydrogen water osmosis system.

Located in a quiet corner of the Arxius neighbourhood , between Sant Cugat and Mirasol, it offers proximity to amenities, transport and excellent road connections.

AICAT Number: 13194

Energy rating: C 89 kWh/m²/year and C 21 kg CO₂/m²/year

Reference number for the certificate of occupancy: CHB0491871xxxx

The asking price is €2,100,000, excluding taxes

The applicable ITP tax, as well as notary fees, registration fees and other costs associated with the sale, are not included in the price.

Marketed by Dils Lucas Fox ("LUCASFF SANT CUGAT, SL" with CIF B-64037526), acting as the exclusive real estate intermediary.

Condition of the transferor: not a large property owner

Additional information and documentation available to the consumer.

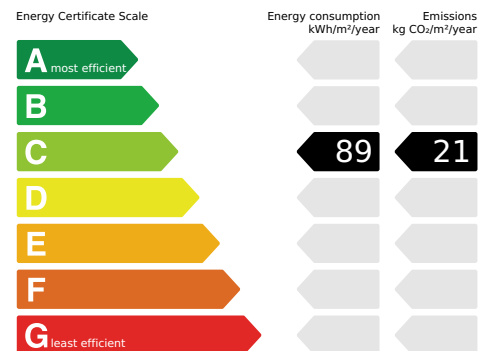
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Terrace, Swimming Pool, Garden, Wooden flooring, Natural light, High ceilings, Walk-in wardrobe, Renovated, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Balcony, Alarm, Air conditioning



€2,100,000 House / Villa - For sale - New listing

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



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