

€1,400,000 House / Villa - For sale - New listing

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

Spain » Barcelona » Sant Cugat » Sant Cugat centre » 08173

4 Bedrooms 3 Bathrooms 139m² 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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Listed semi-detached villa , fully renovated with 4 bedrooms, 2 full bathrooms + guest toilet, open-plan kitchen and garden with swimming pool

Located in the heart of the Eixample district of Sant Cugat del Vallès, just a few minutes' walk from the Sant Cugat Centre FGC train station, this exclusive listed semi-detached villa, dating back to 1930, was completely renovated and updated in 2019. A unique property that combines the charm of the original architecture with the highest contemporary features and quality.

The property offers 139 m² of living space distributed over three comfortable floors on a 272 m² plot . The main floor features a bright and airy day area comprising a living-dining room and open-plan kitchen in a open-plan and welcoming space, with direct access to the garden and swimming pool. Also on this level are a guest toilet, a practical utility room , and custom-built storage space under the stairs.

The first floor comprises three double bedrooms, all with built-in wardrobes, and a full bathroom . The upper floor is dedicated to the master suite, a space full of character thanks to its sloping ceilings, which also has a private full bathroom .

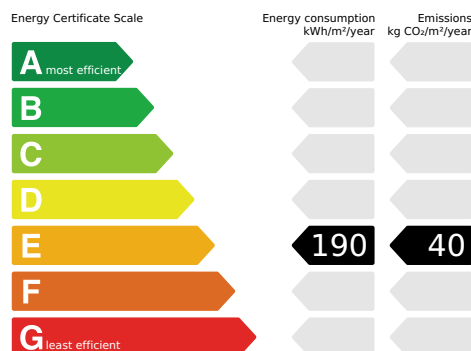
Exterior, the property boasts a lovely, bright garden with a swimming pool, perfect for enjoying privacy and tranquility. It also includes parking space for one vehicle and an installed electric vehicle charger.

The complete renovation incorporated aerothermics and cooling, upgraded exterior windows with double glazing, and carefully selected, top-of-the-line finishes. An exceptional opportunity to enjoy a property with character, history, and design, in one of Sant Cugat's most sought-after and well-connected locations.



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Swimming Pool, Natural light,
Open kitchen, Heating,
Equipped Kitchen, Double glazing,
Built-in wardrobes, Air conditioning



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Energy rating: E 180 kWh/m²/year and E 40 kg CO₂/m²/year. Certificate of occupancy reference: CHB0303731****. The sale price is €1,400,000, excluding taxes. The applicable Transfer Tax (ITP), as well as notary fees, registration fees, and other costs associated with the sale, are not included in the price. Property marketed by Dils Lucas Fox, Lucas FF Sant Cugat, SL, Tax ID B-64037526, acting as a real estate agent with AICAT number 13194. Seller's status: not a large property owner. Additional information and documentation are available to the consumer. The information provided is for informational purposes only, is based on data provided by the owner, and may be subject to change. It does not constitute a contractual offer.

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