

€1,245,000 House / Villa - For sale - New listing

## 5 Bedroom house / villa for sale in Mirasol, Barcelona

Spain » Barcelona » Sant Cugat » Mirasol » 08195

5 Bedrooms    4 Bathrooms    535m<sup>2</sup> Floorplan    612m<sup>2</sup> Plot size

New listing



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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## 5 Bedroom house / villa for sale in Mirasol, Barcelona

**Beautiful house of 535m2 built on a plot of 612m2, 5 bedrooms, 4 bathrooms, private parking and pool for sale in Sant Cugat del Vallès, Barcelona.**

Lucas Fox is pleased to present this magnificent single-family home with a private pool, located in a quiet residential area and designed to enjoy maximum comfort, spaciousness and privacy in a privileged environment.

Built in 2007 on a 616 m<sup>2</sup> plot, this property offers 535 m<sup>2</sup> of living space, distributed across spacious, functional rooms filled with natural light thanks to its excellent orientation, as all rooms are exterior-facing. It is in impeccable condition and boasts high-quality finishes.

The property currently has 5 bedrooms and 4 full bathrooms. The upper floor houses an impressive master suite with a large walk-in closet and en-private bathroom with a bathtub and shower. In addition, the spacious attic offers multiple possibilities, easily converting into an study, living room, playroom, or even additional bedrooms.

On the main floor, an elegant entrance hall leads to a spacious living room, a dining room, and a large, fully equipped kitchen diner. This floor also houses several bedrooms, a full bathroom, and a practical service area with a bedroom, bathroom, and laundry room. Direct access to the garden from various rooms creates a pleasant sense of continuity between indoors and exterior.

The basement floor features a large garage with room for more than four cars, ample storage space and a multipurpose room ideal as a gym, private cinema, games room or leisure area.

Exterior, the garden surrounds the entire house, creating different areas for relaxation and outdoor enjoyment. The private pool, surrounded by a wooden deck, makes this property a perfect space to enjoy with family or friends year-round.

Among its features are mains gas heating, air conditioning, built-in wardrobes, marble and parquet floors and aluminum exterior carpentry.

The location is excellent, in a very quiet and well-connected residential area, a few minutes' walk from FGC General Hospital and with quick access to the main entry and access roads.

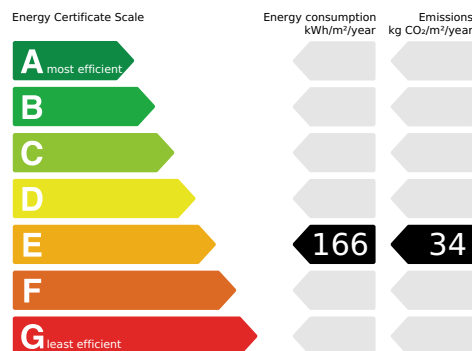
An exclusive property, ideal for those looking for a spacious, bright and move-in ready property in a privileged setting.

- Energy rating: E – Energy consumption: 166 kWh/m<sup>2</sup> year



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Utility room, Transport nearby, Storage room, Pet-friendly, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Air conditioning



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- CO<sub>2</sub> emissions: E – 34 kg CO<sub>2</sub>/m<sup>2</sup> year
- EEC Reference: OG0EQGSXXX
- certificate of occupancy No.: CHB016530625XXX
- Property price: €890,000

The sale price does not include expenses related to the purchase and sale, such as notary fees, registration fees, administrative fees, and taxes (VAT or ITP), the total cost of which is approximately 10%.

No fees are charged to the buyer.

This publication is not legally binding. Always consult the property registry extract with Dils Lucas Fox Sant Cugat before finalizing the purchase. For more information or to arrange a visit, please do not hesitate to contact us; we will be happy to assist you every step of the way.

Professional identification: Marketed by Dils Lucas Fox (Lucas FF Sant Cugat, SL with CIF B64037526)

AICAT Number: 13194.

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