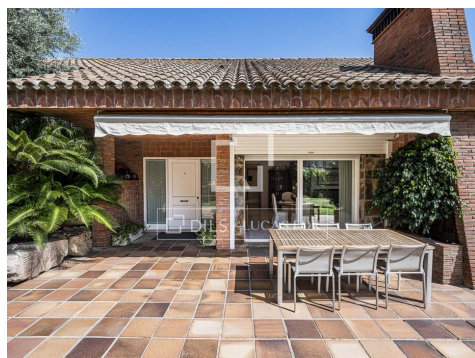


€1,380,000 House / Villa - For sale

Excellent 4 Bedroom house / villa for sale in bellaterra, Barcelona

Spain » Barcelona » Bellaterra » 08193

4	4	442m ²	1,317m ²
Bedrooms	Bathrooms	Floorplan	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

€1,380,000 House / Villa - For sale

Excellent 4 Bedroom house / villa for sale in bellaterra, Barcelona

House in excellent condition with 4 bedrooms, garden and pool for sale in Bellaterra.

Dils Lucas Fox presents this magnificent detached house of 442 m² built and 225 m² usable, on a spectacular plot of 1,317 m², located in one of the most exclusive and quiet residential areas of Bellaterra, Sant Cugat.

Built in 1989, this property stands out for its solid construction, meticulous architecture, and elegant exposed brick facade. It features a spacious and functional layout . Furthermore, it benefits from a privileged north-south orientation and large windows that allow for abundant natural light. Thanks to cross-ventilation, a comfortable temperature is maintained year-round.

Exterior, the property boasts an impressive garden of over 700 m² with a swimming pool, offering an ideal setting for enjoying the outdoors year-round. The property offers a variety of outdoor spaces for enjoying time with family and friends, as well as for relaxation, including two porches, a barbecue area, a beautiful pond with a waterfall and carp, and several landscaped corners that provide a unique sense of tranquility and well-being.

The layout is organized across different levels, with spacious and versatile areas. The basement floor includes a large garage with room for three vehicles, as well as a storage room area, a tool room, a separate utility room , and a cozy wine cellar.

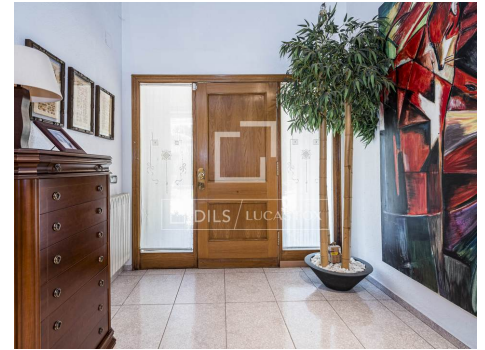
The main floor houses an elegant entrance hall, a guest toilet, a spacious living-dining room with fireplace and direct access to the porch and garden, as well as a spacious kitchen with office area and access to a second porch with barbecue.

On the middle floor there are three double bedrooms with built-in wardrobes and two complete bathrooms.

The upper floor features a magnificent studio of over 30 m², ideal as an study, games room or multipurpose area, as well as a spacious main bedroom with private bathroom.

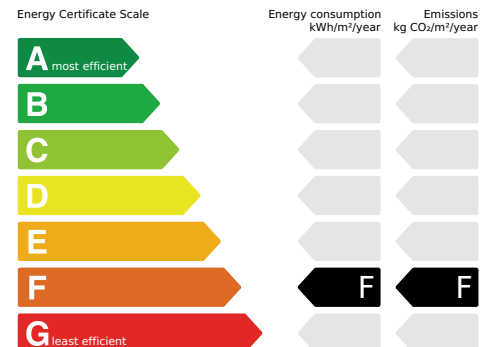
The property currently offers four bedrooms, with the possibility of adding two additional rooms depending on the needs of each family.

An exceptional property for those seeking spaciousness, privacy and quality of life in a privileged environment.



lucasfox.com/go/stc70240

Swimming Pool, Garden,
Private garage, Natural light, Parking,
Utility room, Storage room,
Pet-friendly, Near international schools,
Heating, Fireplace, Exterior,
Equipped Kitchen, Double glazing,
Barbecue, Alarm, Air conditioning



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Energy rating: pending (provisional certificate F). Certificate of occupancy reference: CHB0288382XXXX. The sale price is €1,380,000, excluding taxes. The applicable Property 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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