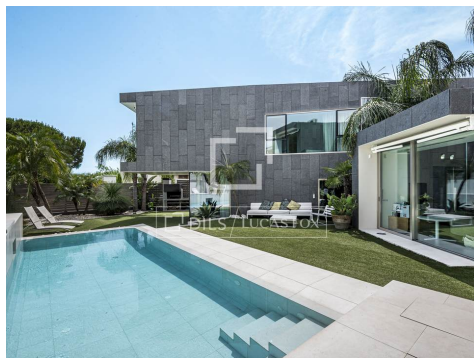
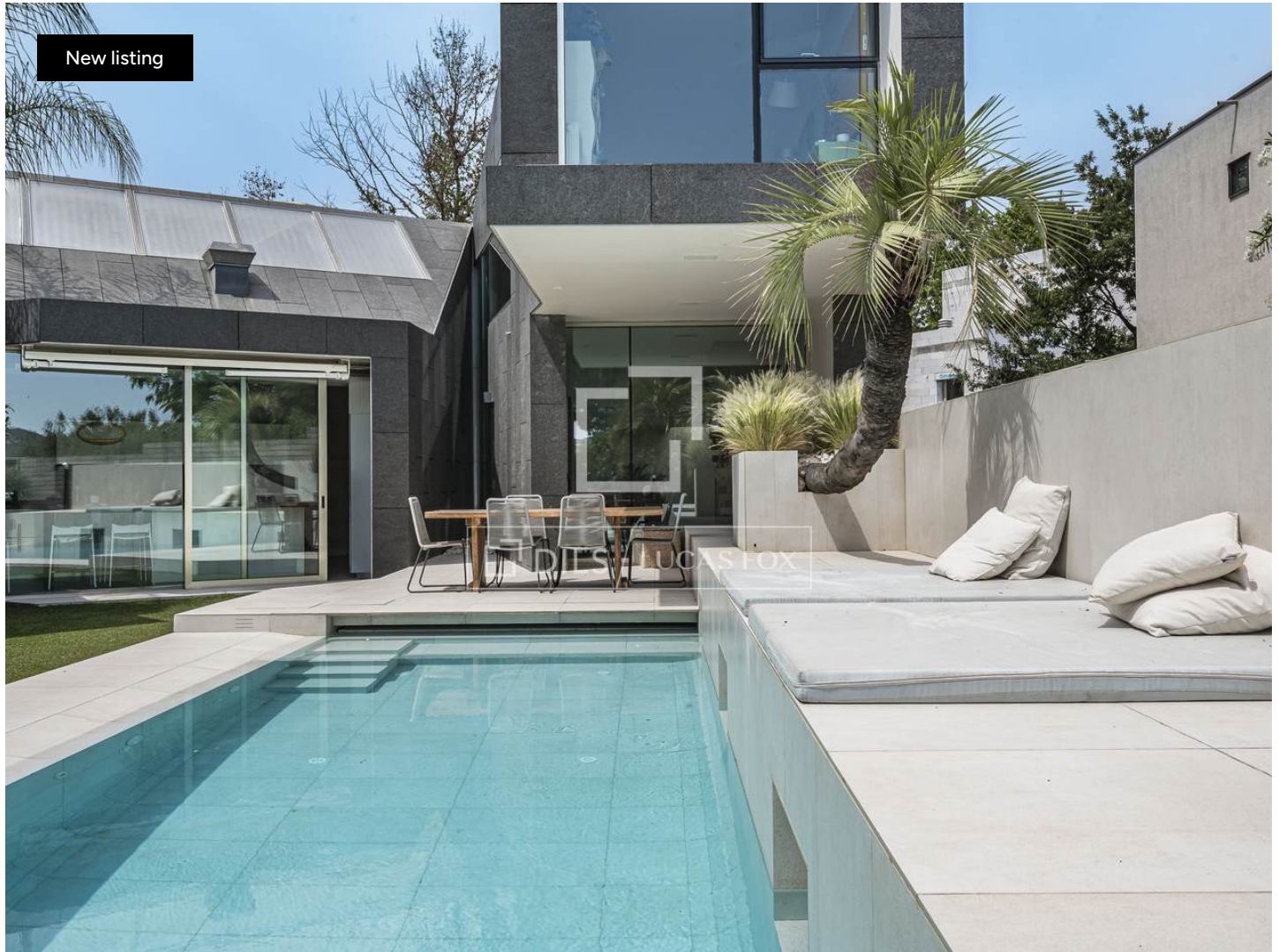


€2,575,000 House / Villa - For sale - New listing

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

Spain » Barcelona » Sant Cugat » Mirasol » 08195

4 Bedrooms 3 Bathrooms 429m² Floorplan 800m² 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

€2,575,000 House / Villa - For sale - New listing

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

Exclusive house of 429m2 built on a plot of 800m2, 4 bedrooms, 3 bathrooms, private pool and parking, for sale in Sant Cugat del Vallés, Barcelona.

Lucas Fox is pleased to present this exclusive house located in one of the most valued areas of Sant Cugat del Vallès. This magnificent single-family home combines spaciousness, privacy and careful contemporary architecture in a privileged residential environment.

Built on a corner plot of 800 m², the property has 429 m² built, distributed in a practical and functional way, with spaces designed to enjoy natural light and connection with the exterior throughout the year.

The main floor boasts a spectacular open-plan living area comprising a living-dining room, and kitchen, creating a welcoming, modern atmosphere perfect for both family-friendly life and social gatherings. Large windows visually integrate the garden into the interior of the property, contributing to an extraordinary sense of spaciousness. The kitchen, equipped with high-end appliances, stands out for its elegant design and ample storage. Also on this floor are a guest toilet, a laundry area, and a magnificent master suite with a dressing room and private bathroom.

The first floor is dedicated to the bedroom area, with two spacious double bedrooms—the result of combining three original bedrooms—and a large full bathroom. Its layout allows for easy conversion to create a third bedroom if needed.

In a separate area of the property there is a bright multipurpose space ideal as a professional study, studio, library or games room.

The exterior has been designed for privacy and tranquility. The beautifully landscaped and easy-to-maintain garden surrounds the property and features a pleasant porch area, a barbecue space, and a saltwater pool that invites you to enjoy the Mediterranean climate for much of the year.

The basement floor offers a large garage with capacity for several vehicles, as well as technical and storage areas.

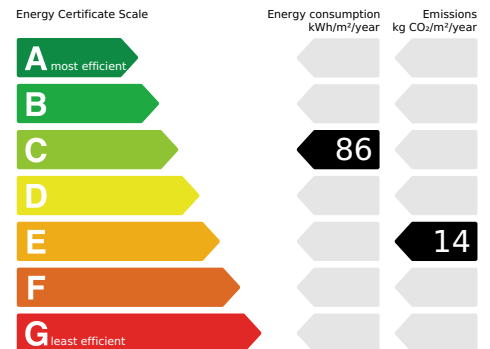
Among its features are aerothermics, underfloor heating, solar panels for hot water production and an excellent level of energy efficiency, providing comfort and savings in consumption.

A unique, elegant and very bright property, ideal for those seeking quality of life, privacy and generous spaces in a strategic location in Sant Cugat del Vallés.



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Mountain views, Swimming Pool, Garden, Private garage, Natural light, Transport nearby, Storage room, Solar panels, Pet-friendly, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Barbecue, Alarm, Air conditioning



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Energy consumption (Class C): 86 kWh/m²/year. Emissions (Class B): 14 kg CO₂/m²/year. Cadastral Reference: 1718802DF2911H000XXX. Habitability Certificate Number: CHB01723326XXX. Property Price: €2,575,000. The sale price does not include closing costs such as notary fees, registration fees, administrative fees, and taxes (VAT or Transfer Tax), which together amount to approximately 10%. No buyer's fees are charged. 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 schedule a viewing, 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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