

€430,000 House / Villa - For sale - New listing

## 4 Bedroom house / villa with 15m<sup>2</sup> terrace for sale in Vilanova i la Geltrú

Spain » Barcelona » Vilanova i la Geltrú » 08800

4	2	199m <sup>2</sup>	15m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace



**Contact us today for more information or to arrange a viewing**

+34 930 186 738 · vilanova@lucasfox.es · lucasfox.com · Rambla de la Pau, 56, Vilanova i la Geltrú, Spain

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### Live in the heart of the city with all the comforts!

Discover this magnificent townhouse located in the centre of the city, a unique property that combines spaciousness, comfort and a privileged location, ideal for those who wish to enjoy all amenities and amenities just steps from home.

Spread over four floors, this property offers spacious, functional rooms full of possibilities. From the moment you step inside, the property feels like home thanks to its excellent layout.

On the ground floor, you'll find the main entrance to the property, a spacious garage with room for two vehicles, and a practical storage room, perfect for extra storage and keeping the property organized. Furthermore, the house has a shaft already prepared for the installation of an elevator, a feature that adds significant value and convenience for the future.

The first floor is dedicated to the day area, designed for enjoying family-friendly and social life. It features a spacious and inviting separate living-dining room, a gallery, and a guest toilet. A warm and functional environment, ideal for everyday use as well as for gatherings and special occasions.

The second floor houses the bedroom area, comprising a double bedroom, a single bedroom with access to a balcony, and a fantastic suite designed for privacy and comfort. The rooms are spacious, creating pleasant and comfortable spaces.

The third floor houses a charming attic with multiple possibilities: an study, games room, reading area, or leisure space. From here, you can access two wonderful terraces, perfect for enjoying the fresh air, creating a chill-out zone, or sharing pleasant evenings at any time of year.

An exceptional property for those seeking space, functionality, and an unbeatable location in the city centre, with all the necessary amenities for a high quality of life. A unique opportunity to make this house your dream home.

The characteristics described may be subject to verification.

Energy rating E

Reference number of the certificate of occupancy: CHB01620725\*\*\*

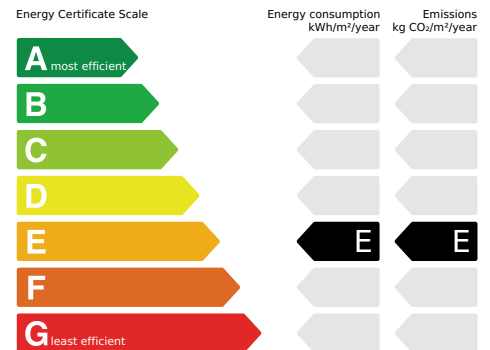
The sale price is €430,000, taxes not included.

Applicable taxes (ITP), as well as notary fees, registration fees and other costs associated with the sale, are not included in the price.



[lucasfox.com/go/vil69259](https://lucasfox.com/go/vil69259)

Terrace, Private garage, Natural light, Parking, Utility room, Transport nearby, Storage room, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Balcony, Alarm, Air conditioning



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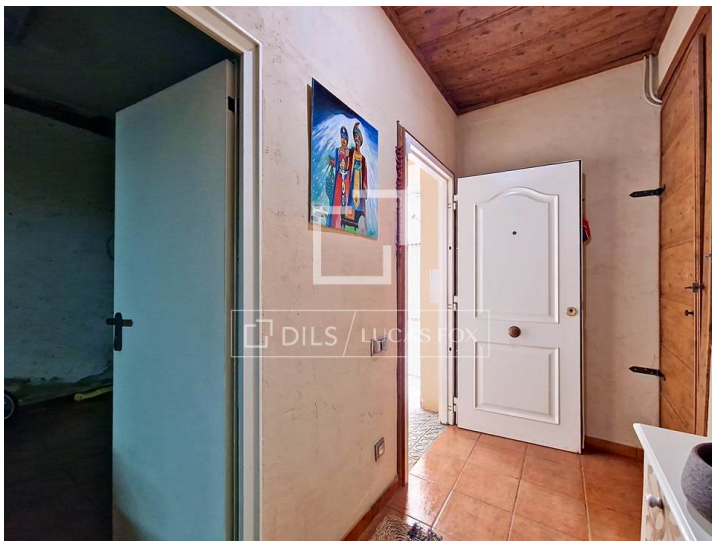
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AICAT Number 10136

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