



FINCAS M & M INMOBILIARIA

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Reference: **1073-101000**
Property type: Chalet
Sale/rent: For sale
Price: **394.900 €**
Condition: Good condition



Town: Vallirana
Province: Barcelona
Postal code: 8759
Zone: Baix Llobregat



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|------------------------|------|---------------------|-----------|-------------------------|------------|
| Sqm built: | 243 | Floor: | marble | Air conditioner: | cold/hot |
| Plot sq.meters: | 405 | Garages: | 3 | Hot water: | individual |
| Sqm terrace: | 40 | Terraces: | 2 | Fuel: | gasoil |
| Bedrooms: | 6 | Orientation: | southwest | Bathrooms: | 3 |
| Antiquity: | 1996 | Toilets: | 1 | Outward/Inward: | outward |
| Cupboards: | 7 | | | | |

Description:

WOULD YOU LIKE TO LIVE IN A SINGLE VILLA JUST 20 MINUTES FROM BARCELONA? DO NOT HESITATE ANYMORE AND COME TO VISIT YOUR FUTURE HOME. Undoubtedly a large luxury villa in the Selva Negra Catalana urbanization next to the Selva Negra Restaurant, school and direct access to the new variant towards Barcelona, avoiding the dreaded queues after the opening of the tunnels.

This magnificent independent house of 243 m2 built on a plot of 405 m2, has on its ground floor a 47 m2 garage for 3 cars. We climb the spiral staircase and we find a hall, which leads to the exterior staircase to its BEAUTIFUL TERRACE WITH INCREDIBLE MOUNTAIN VIEWS and access to the house from the street. Also next to said hall is a toilet and a stairwell IDEAL AS A PANTRY.

Already on the FIRST FLOOR, and being the soul of the house, there is a LARGE LIVING ROOM OF 40 M2 WITH FIREPLACE AND FURNITURE MADE TO MEASURE FROM WALL TO WALL LINED IN WOOD with access to the garden where YOU CAN MAKE A POOL, through three doors of access and three windows that gives a GREAT BRIGHTNESS with great views of the urbanization. AND WHAT TO SAY ABOUT YOUR KITCHEN of 15 m2, large kitchen furnished and equipped with electrical appliances, with a table and seats on the corner where you can eat and not use the living room.

indicate that there is a separate laundry room that communicates with the kitchen and has an exterior window and access door to the garden.

Also on this floor we find a bedroom with fitted wardrobes.

We go up the stairs and the special of the house is located ONE BEDROOM MAKING A CURVE and that gives shape to its special design with two exterior folding windows for each side and with a built-in wardrobe. Floor: 1 round bedroom with wardrobe.

On the THIRD FLOOR there is a fairly large bathroom with a bathtub, another bedroom with a built-in wardrobe and a suite with its own bathroom, a dressing area and an outdoor terrace with views of the garden and the entire mountain. This is not over yet, we go up to the PRIVATE ZONE OF THE HOUSING through a door that leads us to some stairs to the BUHARDILLA, with two more bedrooms and a small bathroom with a bathtub where your children or you can enjoy as a games room, office , study room, etc. Also with exterior windows.

As characteristics, it should be noted that the house has heating with a diesel boiler, storage room, large garden with automatic irrigation, backyard for barbecue, planter, main terrace where you can see the entire urbanization, 3-car garage, own water tank, unique sunny in area. 20 km from Barcelona and 15 minutes from Sitges.

YOU'RE GOING TO LET HER ESCAPE?

The purchase and sale expenses are not included in the sale price. (I.T.P, Notary and Registry). Brokerage expenses do not appear to be PROPERTY.
