



REF: GVVSCB40

## Single-family semi-detached house in Sant Cugat del Vallés

Sant Cugat del Valles, Eixample

We are pleased to present you this magnificent property for sale, it is a semi-detached single-family house located in Sant Cugat del Vallés. In the Eixample neighborhood, in a very quiet area and just a few minutes walking distance from the station and the Torreblanca area. It consists of 250 m<sup>2</sup> built and with a garden of about 65 m<sup>2</sup> and a terrace on the top floor of approximately 25 m<sup>2</sup>.

The house has 5 bedrooms and 3 bathrooms. If we access from the street level we find the garage door to access the parking lot and some stairs to access the first floor where the main door is. Parking with 2 parking spaces and through stairs we access a large basement room that can be used as a recreational area.

On the first floor, which is at two levels, we have a large living room, with a semi-open kitchen with the possibility of total closure by sliding door. The entire floor is very bright with large windows and access to the garden from the living room. On that floor we also have a courtesy toilet. The kitchen has lots of light as it is exterior and also has a bar and plenty of storage space.

On the middle floor and also at two levels we find firstly 2 bedrooms with a large distributor with natural light and a full bathroom. In the next height a single room and the master suite with a full bathroom and both with views of the garden area.

On the upper floor, an attic area with the possibility of a magnificent office or a fifth loft-style room and from there, exit to the 25 m<sup>2</sup> terrace, with a water area.

The garden of about 70 m<sup>2</sup> which is accessed from the living room has a double area, one of them paved with space for a large outdoor dining room, and the other garden area.

## Data sheet

### Distribution

- Surface 250m2
- 5 rooms
- 3 baths
- Good condition

### Characteristics

- Heating
- Balcony
- Storage room
- All exterior
- Energy rating: E

### Additional Data

- Garden
- IBI expenses: 137,06 €/Monthly

### Global terms

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#### Map:

<https://www.google.com/maps/@41.4649,2.08557,16z?hl=en>

#### Link:

<https://dev.gloverbarcelona.com/en/properties/sant-cugat-del-valles-eixample-single-family-semi-detached-house-sant-cugat-del-valles-459>









