



## Ref: M1241 CABRILS - Exclusive villa located in the residential area Mont- Cabrer from Cabrils, Barcelona.

CABRILS

4.200.000 €

### DESCRIPTION

Exclusive villa located in the residential area Mont-Cabrer from Cabrils, Barcelona. Built in 1980 on a 5,450 m<sup>2</sup> plot, it has a total of 1,267 m<sup>2</sup> built. The fabulous main garden of the villa is developed on a large platform in front of the house, which favours great privacy and takes advantage of the wonderful sea and panoramic views. It is therefore one of the few villas that thanks to its configuration takes advantage of the full potential of the plot, something that today would be impossible to achieve due to urban restrictions. The property is distributed in three bodies. A guard house (60 m<sup>2</sup>), the main house of 954 m<sup>2</sup> and an ideal space to be used as a cinema room or games room (30 m<sup>2</sup>), attached to the main house. Crossing the access porch to the house we access the entrance hall that leads us to the fabulous living room from which we can enjoy the wonderful views of the garden and the sea. Distributed on two levels, it is decorated with noble woods and has a fireplace, a bar area and from which you can access the large covered terrace. Attached to the living room we find the dining area and then the large kitchen, service area, laundry and pantry. On the upper floor there are a total of three double rooms with en-suite bathrooms, one of them as a master suite with dressing room and another four double bedrooms that share two full bathrooms with bathtub and shower. The second floor of the villa is occupied by a fabulous living room / desk area with fireplace, full bathroom and access to a charming terrace from which you can enjoy beautiful panoramic and sea views. The lower level of the house is occupied by the garage area, ideal for up to four cars. A cellar and a sauna area on this level, from which

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we can directly access the large pool (85 m<sup>2</sup>) and the bar area. At one end of the estate there is a fronton/paddle court. The house has an elevator, natural gas heating, electric shutters,... .. In short, due to its proximity to Barcelona (24 km), it is a fabulous property ideal to live in it throughout the year and just half an hour from the city centre.

## General

Type of Property: **Detached** m2: **1267**

**house / Villa**

m2 plot: **5450** Distance from the beach:

Year of construction: Type of pool: **Private**

**1980**

Views: **Seaview**

## Characteristics

Number of rooms: **7**

Toilets: **0**

Bathrooms with bathtub:

**8**

Bathrooms with shower: **0** Double beds: **0**

Single beds: **0**

Bunk beds: **0**

Cribs: **0**

Sofa beds: **0**

Type of kitchen:

## Other Features

Terrace

