



Ref: M2177 SANT ANDREU DE LLAVANERES

1.800.000 €

DESCRIPTION

Exclusive property in one of the highest quality urbanisations in Sant Vicenç de Montal! The house, perfectly integrated into the landscape and very energy efficient, enjoys fantastic sea views. The ground floor has a living-dining room with fireplace and access to the porch and kitchen. The sleeping area has three bedrooms and two bathrooms, one of them en suite. On the lower floor there is a large bedroom with en suite bathroom for guests with direct access to the garden and other service rooms. It has a porch for two cars, well, sprinkler irrigation, Catalan stoneware floors, gas and electricity underfloor heating and radiators, double glazed aluminium carpentry, alarm... The house is located in a plot of 1.991 m². In addition, there is also the possibility of acquiring (with the corresponding price increase) another adjoining plot of the same property of 2.229 m² where there is currently a paddle court and independent entrance and where another wonderful house can be built, whose project can be seen in the documents section of this website and same reference that once purchased and built will result in a total plot of 4.220m² with architectural design also integrated in the landscape. The estate is located in the so-called GOLDEN TRIANGLE, formed by Sant Andreu de Llavanes, Sant Vicenç de Montal and Caldes d'Estrac. Located in the south of Europe, with sea and mountains, it enjoys a fantastic microclimate. Perfectly communicated by train and motorway with Barcelona and Girona. THE 10 REASONS: LOCATION AND CLIMATE - SOCIETY - HEALTH - SECURITY AND SERVICES - EDUCATION - INVESTMENTS - CULTURE - GASTRONOMY - SPORTS - LEISURE AND EVENTS.

■ C O R R E D O R M A T Ó ■

REAL ESTATE & PROPERTY MANAGEMENT
IMMOBILIÀRIA & ADMINISTRACIÓ DE FINQUES

General

Type of Property: **Detached house / Villa** m2: **0**
m2 plot: **1991** Distance from the beach:
Year of construction: Type of pool: **Private**
Views:

Characteristics

| | | |
|---------------------------------|-----------------------|----------------------------------|
| Number of rooms: 5 | Toilets: 0 | Bathrooms with bathtub: 3 |
| Bathrooms with shower: 0 | Double beds: 0 | Single beds: 0 |
| Bunk beds: 0 | Cribs: 0 | Sofa beds: 0 |
| Type of kitchen: | | |

Other Features

Terrace Garage

