



## Ref: M2686 Elegant modern villa with pool and garden in Valldoreix SANT CUGAT DEL VALLÈS

2.500.000 €

### DESCRIPTION

Some homes make sense when you look at the floor plans. Others make sense when you imagine a Sunday morning, barefoot, with the doors open to the garden. This is one of those homes. Located in a quiet residential area of Valldoreix, surrounded by nature and close to the tennis club, this detached house combines contemporary design, everyday comfort and a more conscious, efficient way of living. The house is arranged in a U-shape, embracing the garden. All the daytime living areas are laid out on a single level, surrounded by large windows that flood the interior with natural light and create a seamless connection with the outdoors. No wasted space. Everything flows naturally. The living-dining room, arranged in two areas, and the open-plan kitchen with breakfast area open directly onto the porch and the pool. The glass-enclosed, climate-controlled porch allows year-round use, both in summer and winter. The garden is designed to be enjoyed, not maintained: a heated saltwater swimming pool, barbecue area, wood storage and an outdoor guest toilet. Thoughtful details that make everyday life easier. The upper floor is dedicated to rest and privacy. Two home offices — one with a full bathroom — provide ideal spaces for working from home. The main suite features a private terrace with views over the pool and the natural surroundings of Collserola. On the opposite side, two double bedrooms and an additional suite complete a well-balanced family layout. One of the home's key features is its solar panel system with battery storage, allowing for almost zero electricity consumption. Additional features include underfloor heating, air conditioning, solar energy for hot water, heating and the pool, fireplace, water softener, osmosis system and a heated saltwater pool. Comfort, yes. But also peace of mind. The lower floor offers a garage for four vehicles, a machine room and a storage area. It's not just about square metres. It's about

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how you want to live in them.

## General

Type of Property: **Detached house / Villa** m2: **607**  
m2 plot: **1152** Distance from the beach:  
Year of construction: Type of pool: **Private**  
**2008**  
Views: **Mountain views**

## Characteristics

Number of rooms: **6** Toilets: **0** Bathrooms with bathtub: **4**  
Bathrooms with shower: **0** Double beds: **0** Single beds: **0**  
Bunk beds: **0** Cribs: **0** Sofa beds: **0**  
Type of kitchen:

## Other Features

Terrace Disabled Access Lift  
Garage

