



KENSINGTON[®]
Finest Properties International

Fantastic Villa with views in Vallvidrera



general:

object number external:	KB1688	as from:	19.11.2024
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1975
place:	08017 Barcelona	living space:	132,00 m ²
Total size of site:	521,00 m ²	Number of Rooms:	5,0
Number of bedrooms:	4,0	Number of bathrooms:	1,0
Number of sep. bathrooms:	1,0	number of parking spaces:	3,0
Condition:	need renovation		

prices:

purchase price: 485.000,00 €

energy certificate:

beaconing: oil, gas

contact person:

company:	KENSINGTON BARCELONA	name:	Manuel Dominguez
street:		place:	
phone:	+34601 11 23 54	Email:	info.barcelona@kensington-international.com

Infrastructure:

Highway : 6000 km

Description:

Unique opportunity in Les Planes, Barcelona!

Spectacular views to both Tibidabo and Montserrat.

We present this charming villa located in one of the most quiet and natural areas of Barcelona, Les Planes/EI Rectoret in the hills of Vallvidrera.

With an area of 132.00 m² built, 208 constructible meters, this property offers a versatile and expandable space to suit your needs.

Main features:

Area: 132.00 m², 45m² on ground floor and another 45m² on 1st floor, 42m² triple garage.

First floor:

Large living room

Separate spacious kitchen

Toilet

Private terrace around the house with large spaces, solarium and swimming pool.

Second floor:

2 double bedrooms

1 complete bathroom and 1 toilet

The property also has ample natural spaces in 3 well-kept terraces.

Ideal property to renovate, extend and personalize to your taste.

Additional amenities:

Double EAST/WEST orientation to enjoy the sun all day long.

Brick floors that recover rainwater.

Air conditioning and heating for your comfort in all seasons.

Outstanding extras:

External basement with two habitable rooms.

Water tank of about 40,000 liters.

Air conditioning and heating for your comfort in all seasons.

Spacious balcony and terrace to enjoy the outdoors

Triple garage included for your convenience with automatic door

Basement, storage room and garden store room for additional storage

Access to public transportation 20 meters away, medical centers, schools within walking distance.

Don't miss the opportunity to live in this oasis of tranquility with unobstructed views and all the amenities you can

imagine! Contact us now for more information and to schedule a visit.

images

foto1



foto3

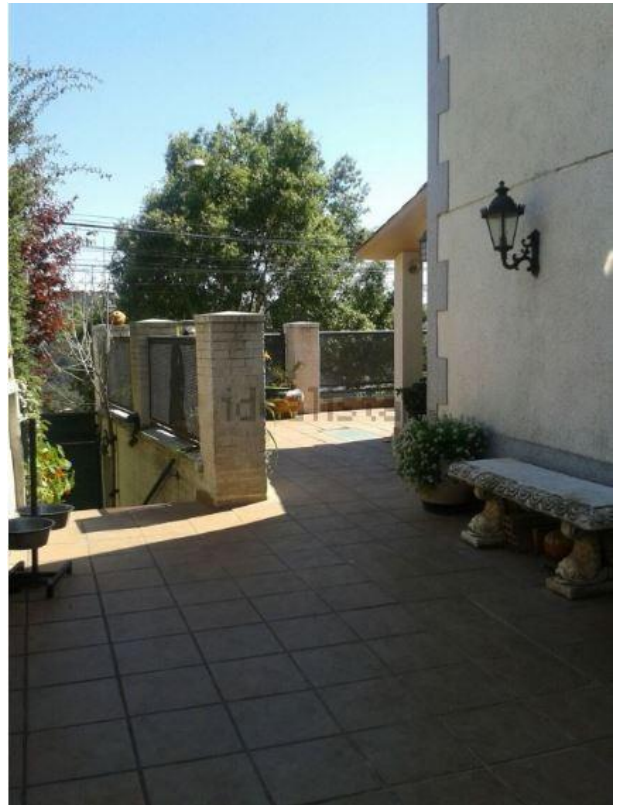


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foto4



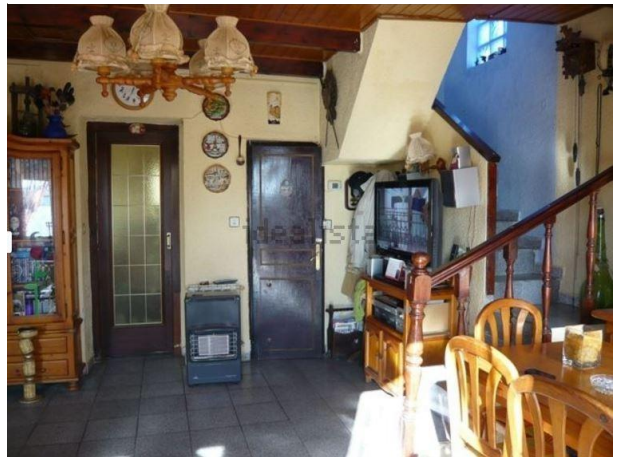
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foto11



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foto5



foto10



foto9

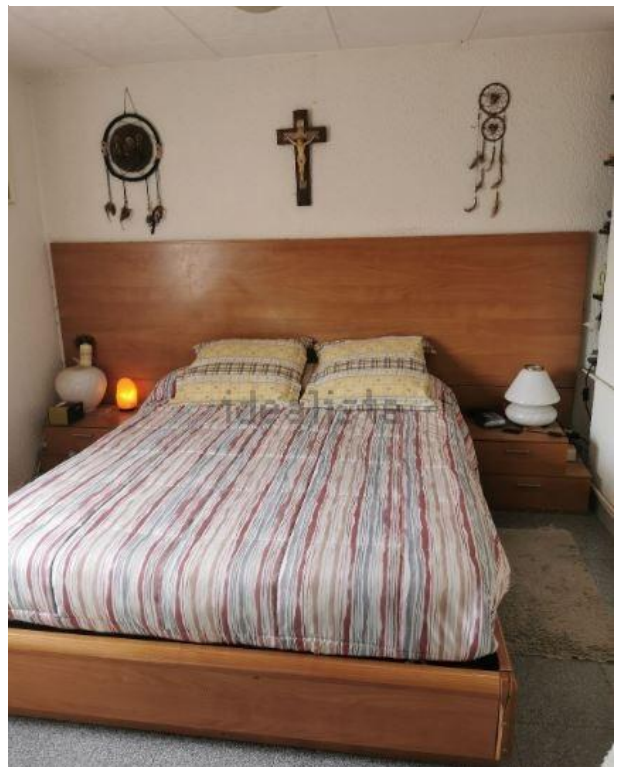


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foto14



foto13



foto2

