



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

---

<b>object number external:</b>	KBMN198	<b>as from:</b>	16.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2005
<b>place:</b>	Sant Andreu de Llavaneres	<b>living space:</b>	304,00 m <sup>2</sup>
<b>Total size of site:</b>	375,00 m <sup>2</sup>	<b>Condition:</b>	groomed

## prices:

---

**purchase price:** 1.875.000,00 €

## energy certificate:

---

## contact person:

---

<b>company:</b>	Kensington Maresme Norte	<b>name:</b>	Angela Navas
<b>street:</b>		<b>place:</b>	
<b>phone:</b>	+34 645 291 058	<b>Email:</b>	angela.navas@kensington-international.com

## Infrastructure:

---

## Description:

---

We present this beautiful home in the exclusive urbanization of Supermaresme in Sant Vicenç de Montalt! This stunning property, built in 2005, offers you an exceptional living experience, combining a privileged location with first class amenities.

Situated on a generous plot of 1,818 m<sup>2</sup>, the house has a living area of 304 m<sup>2</sup> and a built area of 357 m<sup>2</sup>, all distributed on one floor. You will enjoy a large garden with swimming pool, creating an ideal and functional space for the whole family.

Inside, it is distributed in day area with a large living room with access to the garden and wonderful sea views. Kitchen

with service area with shower and laundry. You will find four cozy bedrooms in the night area are double bedrooms en suite, each with its own separate bathroom, plus a single bedroom and has a guest toilet for the convenience of your guests.

The spectacular garden is the perfect place to enjoy unforgettable moments outdoors. With a large porch that offers stunning sea views, you can relax in an environment that guarantees total privacy.

On cooler days, relax by the fireplace in the living room, creating a warm and cozy atmosphere. The southeast orientation of the property ensures excellent natural lighting throughout the day.

The house also includes a closed garage with capacity for two vehicles, as well as an outdoor parking area with space for another two cars.

We invite you to get to know this magnificent property.

## Location:

---

Sant Vicenç de Montalt is a Spanish municipality and town in the province of Barcelona, in the autonomous community of Catalonia. The municipality, located in the Maresme region, has a population of 6701 inhabitants. It is located 40 km from Barcelona. The municipality is crossed by the Maresme highway (C-32) and by the old N-II road at km 653, as well as by local roads that allow communication with San Andrés de Llavaneras and Arenys de Munt. Urbanization located in Sant Vicenç de Montalt and Sant Andreu de Llavaneres. It is considered one of the best and most exclusive in Catalonia. Well connected to international schools ISCAT in Canet de Mar, Hamelin which is located in Montgat, all of them with bus stop in Supermaresme.

## images

---

IMG\_6238



IMG\_6239



IMG\_6242



IMG\_6247



IMG\_6250



IMG\_6252



IMG\_6257



IMG\_6259



IMG\_6262



IMG\_6263



IMG\_6266



IMG\_6267



IMG\_6272



IMG\_6274



IMG\_6277



IMG\_6278



IMG\_6283



IMG\_6288



IMG\_6292



IMG\_6293



IMG\_6300



IMG\_6302



IMG\_6306



IMG\_6308



IMG\_6312



IMG\_6314



IMG\_6316



IMG\_6317



IMG\_6318



IMG\_6319



IMG\_6320



IMG\_6324





IMG\_6327



IMG\_6330



IMG\_6331



IMG\_6332



IMG\_6341



IMG\_6345



IMG\_6349



IMG\_6353



IMG\_6355



IMG\_6361



IMG\_6362



IMG\_6363



IMG\_6364



IMG\_6367



IMG\_6368



IMG\_6369



IMG\_6375



IMG\_6376



IMG\_6377

