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Luxury villa in the exclusive location of Sant Andreu de Llavaneres



general:

object number external:	KB1531	as from:	09.07.2024
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1943
street:	Paseo dels Til.lers 10	place:	08392 Sant Andreu de Llavaneres
living space:	1.130,00 m ²	Floor space:	1.130,00 m ²
Total size of site:	5.500,00 m ²	Number of Rooms:	23,0
Number of bedrooms:	16,0	Number of bathrooms:	11,0

prices:

purchase price: 5.000.000,00 €

energy certificate:

expiry date:	2032-08-01	age group:	2014
heating YOC:	1943	value class:	E

contact person:

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Infrastructure:

Description:

Exceptional villa in the exclusive town of Sant Andreu de Llavaneres, on the coast of Barcelona. The property consists of several buildings, with a main house on four levels with elevator, surrounded by manicured gardens and swimming pool.

The property is built with the highest quality materials. The main house, erected in 1943, underwent a complete renovation in 2006, maintaining its original structure and adding architectural elements such as columns, lintels and jambs of hand-crafted natural stone, as well as fine woods. The facilities include home automation and an auxiliary power generator.

The distribution of the house is as follows: the basement houses a garage for three cars, a recreational space, and machinery and boiler room, while the first floor is used as an entrance hall, kitchen, dining rooms, versatile spaces, porch and swimming pool. The first, second and third floors are completely dedicated to housing, offering flexibility and adaptability to the needs of the owner thanks to its multipurpose spaces.

The house is surrounded by gardens which are accessed through an outdoor gallery that surrounds part of the main body of the house and overlooks the pool. The exteriors are completed with parking area and paddle court.

In addition, the property has an independent building to accommodate guests, with its own porch and parking.

The house comes fully furnished and decorated. This exceptional estate is an example of discreet luxury, where every detail has been thought out to offer a unique and high quality experience.

Sant Andreu de Llavaneres, in the Maresme, is an exclusive village on the coast of Barcelona. Just a few kilometers from Barcelona, the town offers easy access to the cosmopolitan life of the city, while maintaining its own quiet and peaceful essence. In addition, it is surrounded by stunning natural landscapes and the beach, and offers opportunities for outdoor activities.

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