



**KENSINGTON**<sup>®</sup>  
Finest Properties International

# Spectacular house in Paseo de la Garriga with garden.



## general:

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<b>object number external:</b>	KBMN337	<b>as from:</b>	22.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1935
<b>place:</b>	08530 La Garriga	<b>living space:</b>	252,00 m <sup>2</sup>
<b>Total size of site:</b>	549,00 m <sup>2</sup>	<b>Number of Rooms:</b>	8,0
<b>Number of bedrooms:</b>	6,0	<b>Number of bathrooms:</b>	2,0
<b>number of parking spaces:</b>	2,0	<b>Condition:</b>	part / full renovation required

## prices:

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<b>Error: could not translate key</b>	0,00 €	<b>purchase price:</b>	975.000,00 €
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## energy certificate:

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<b>expiry date:</b>	2031-11-05	<b>age group:</b>	2014
<b>value class:</b>	E		

## contact person:

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## Infrastructure:

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## Description:

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Charm and potential in the heart of Paseo de la Garriga.

In the heart of Paseo de la Garriga, we present this spectacular townhouse with unique character and endless possibilities. With an unbeatable location and a large garden with pool option, this property offers the perfect balance between the charm of traditional architecture and the potential to turn it into the residence of your dreams.

Distributed over three levels, the house has a bright and spacious main floor, which features an elegant entrance hall, a large living room with fireplace and a generously sized kitchen with direct access to the garden. This charming outdoor space has a barbecue area and the possibility of creating a cozy porch, ideal to enjoy at any time of the year. In addition, on this floor we find a full bathroom and a multifunctional room, perfect as an office or bedroom.

On the second floor, the house has six spacious bedrooms that offer natural light throughout the day, accompanied by a full bathroom. The master suite has access to a lovely private terrace, which connects to the garden via an exterior staircase, providing additional space for relaxing and entertaining.

On the third floor, a charming attic adds a touch of exclusivity and versatility to the property.

In addition, the house has parking space for two vehicles within the same plot.

Although the house is in need of renovation, its structure, distribution and location make it a unique opportunity to create an exclusive home in one of the most privileged environments of La Garriga.

At Kensington International, we will be delighted to accompany you in every step of the process, offering you a personalized experience and expert advice. We invite you to discover its full potential in a private visit.

## Location:

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La Garriga's location near Barcelona, its pleasant climate and the presence of thermal springs made it a popular summer destination for the Catalan bourgeoisie in the early 20th century. This fact prompted the construction of modernist buildings in the area. The town offers a wide range of services, including international schools such as SEK and ISCAT, a medical center, cinema, theater, thermal spas and public transportation by bus and RENFE line R3, which connects with Barcelona and Puigcerdà. In addition, its location next to the Montseny Natural Park makes it one of the most appreciated towns in the Vallés Oriental.

# images

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