



REF: GVPSCB02M

## Ground floor with porch and a private garden

Sant Cugat del Valles, Estación

House on the ground floor, spacious and very bright with views to the outside from all its rooms. It has a constructed area, without common areas, of 117.51 m2 with a covered porch of 24.34 m2 and a private garden of 102.52 m2. It has a large living room directly linked to the porch and the garden that surrounds the entire house. The kitchen, located on the opposite façade, is open to the living room with the possibility of being independent through an elegant sliding door and it also has a laundry area. It consists of three bedrooms: a suite with a bathroom and access to the covered terrace and two double rooms with a shared bathroom. High quality finishes, aluminum enclosures and wooden flooring combined with porcelain in the wet areas. Parking space and large storage room included in the price. Second large parking space at € 24,000. A quality of life proposal that includes a communal area with a private green area and a swimming pool for the enjoyment of the whole family. Optional furniture.

### Data sheet

#### Distribution

- Surface 117m2
- 3 rooms
- 2 baths
- Parking 2 places (optional)
- New

#### Characteristics

- Air conditioning
- Heating
- Balcony
- Storage room
- All exterior
- Private pool
- Energy rating: A

#### Additional Data

- Lift
- Garden

### Global terms

The expenses and taxes of transmission of the property, VAT or ITP, Notary and Registry are borne by the buyer.

Agent fees are borne by the seller.

**Map:**

<https://maps.google.com/maps?q=41.4702%2C2.08022&hl=en>

**Link:**

<https://www.gloverbarcelona.com/en/properties/sant-cugat-del-valles-estacion-ground-floor-porch-and-private-garden-440>











