



HOUSE FOR SALE IN CANYELLES

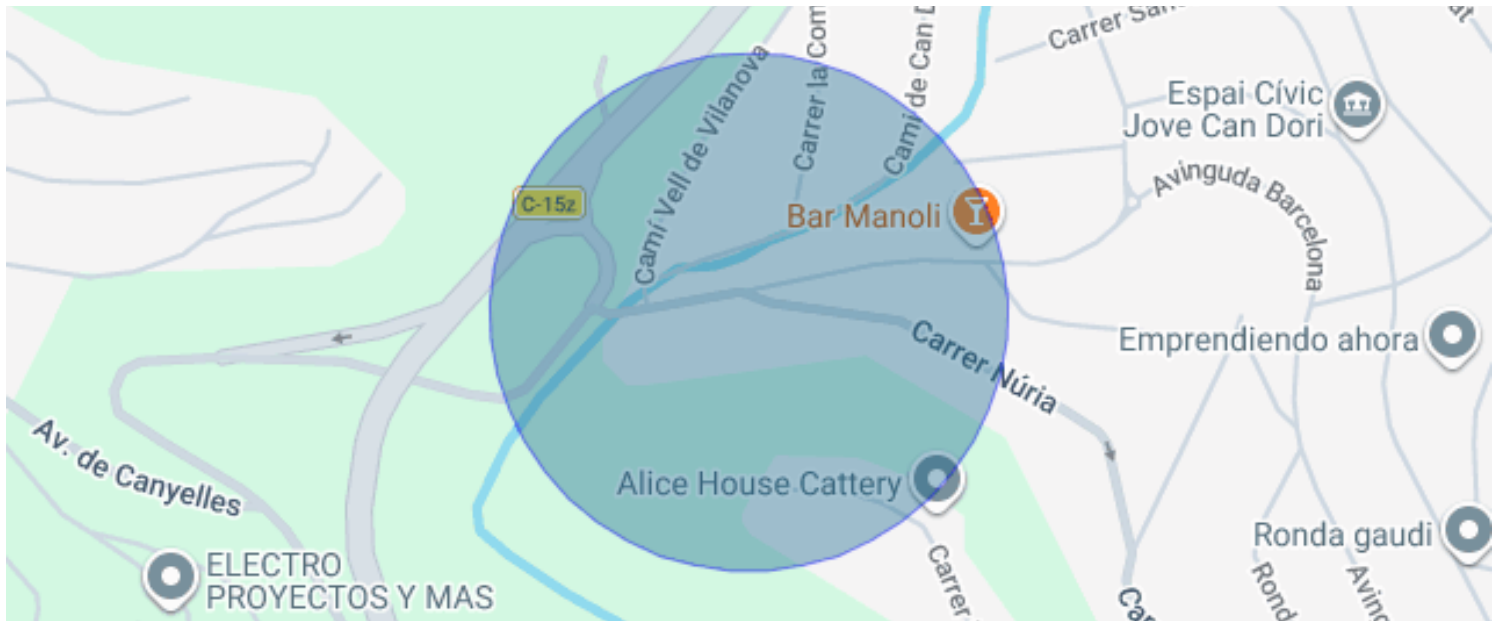
Canyelles / Garraf

Price

€468,000

Sur. built	219 m ²
Sur. util	154 m ²
Bedrooms	5
Bathrooms	4
Plot	695 m ²
Energy classification	F
Energy performance index	290.00 kw h/m ² year
Emissions rating	F
Emissions	67.00 co/m ² year
Year of construction	2008

- ✓ Air conditioning
- ✓ Mountain views
- ✓ Storage
- ✓ Terrace
- ✓ Heating
- ✓ Backyard
- ✓ Parking
- ✓ Outside



Canyelles / Garraf

Duran Carasso presents this charming three-storey detached home, designed for enjoying comfort, tranquillity and outdoor living with the family.

Located in Califòrnia Baixes, with quick access to the C-15 motorway and just a 7–8 minute walk from the centre of Canyelles, this property perfectly combines nature, privacy and proximity to all amenities.

The house stands out for its spaciousness, abundant natural light and beautiful open mountain views.

The main floor features a cosy living-dining room, a spacious kitchen and a large master suite with a private bathroom. The entire floor is surrounded by a fantastic wraparound terrace, ideal for enjoying the outdoors, family meals or moments of relaxation.

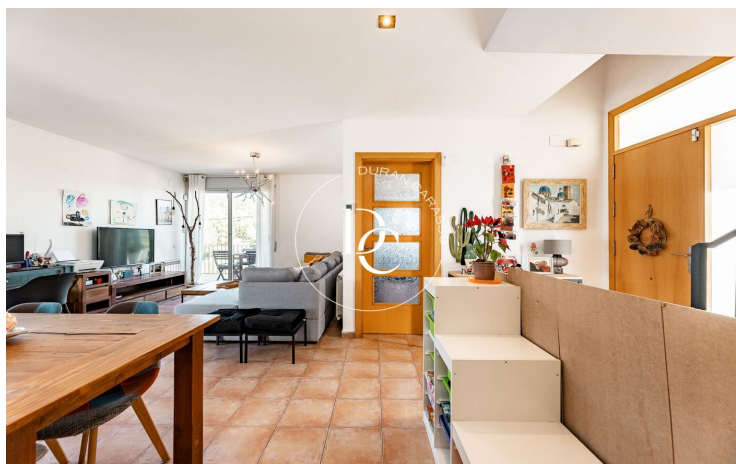
The upper floor offers three additional double bedrooms, including a second suite, as well as access to a pleasant outdoor area with a swimming pool and panoramic views, perfect for unwinding and enjoying the peaceful surroundings.

On the ground floor, the property includes a practical independent living space with its own kitchen and bathroom, ideal for extended families wishing to live together while maintaining privacy, for guests, or even as a rental opportunity to generate monthly income.

In addition, the property benefits from a garage, direct access to the mountains and a strategic location next to the entrance of the residential development, providing convenience and ease for everyday living.

A warm, versatile home full of possibilities, perfect for creating new memories in a natural and welcoming environment.





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.