Durán Carasso
GRUPO INMOBILIARIO

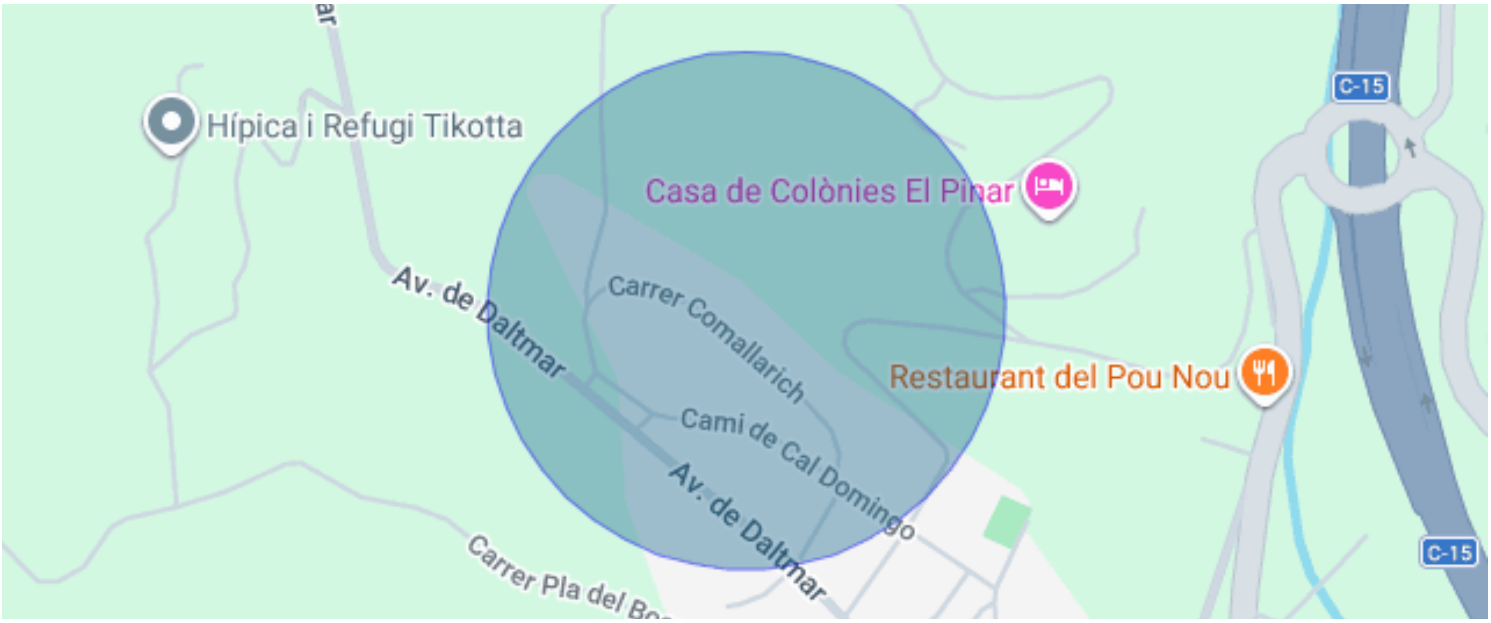


DETACHED HOUSE WITH INFINITY POOL AND GARRAF VIEWS, CANYELLES

Canyelles / Garraf

Price	€1,300,000
Sur. built	394 m²
Sur. util	158 m²
Bedrooms	4
Bathrooms	4
Plot	1.678 m²
Energy classification	F
Energy performance index	316.00 kw h/m² year
Emissions rating	G
Emissions	82.00 co/m² year
Year of construction	1992

- ✓ Pool
- ✓ Heating
- ✓ Backyard
- ✓ Fireplace
- ✓ Terrace
- ✓ Built in closets
- ✓ Air conditioning
- ✓ Mountain views
- ✓ Storage
- ✓ Parking
- ✓ Balcony
- ✓ Outside



Canyelles / Garraf

Detached 394 m² house in Canyelles on a 1,678 m² plot with an infinity pool and open views of Garraf Natural Park. It sits in a quiet residential area within the town, surrounded by greenery.

The established garden gives the house privacy and clear mountain views. The infinity pool looks out over the landscape, and the outdoor area also includes a porch, an outdoor dining space and a barbecue.

The house is laid out over two floors. The main floor has a living-dining room with a fireplace and access to a large terrace, a recently renovated separate kitchen, also with a fireplace, three exterior bedrooms (two doubles and a suite), all with fitted wardrobes, and two full bathrooms.

The upper floor is a wood-clad attic that can be used as an office, study or games room. It has its own toilet and access to a second terrace with views.

The house has gas radiator heating, air conditioning in several rooms and a south-west orientation. There are photovoltaic solar panels on the roof.

The garage has two parking spaces, connects to the pool area and includes a storage room, laundry room and full bathroom.

The plot allows for an additional building in the garden, such as a guest house or independent space, subject to applicable planning regulations. Built in 1992 and in good condition.

Live where you deserve to live.





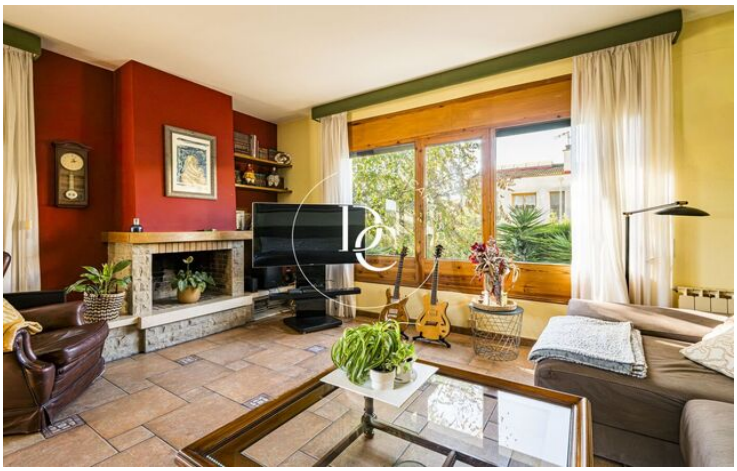


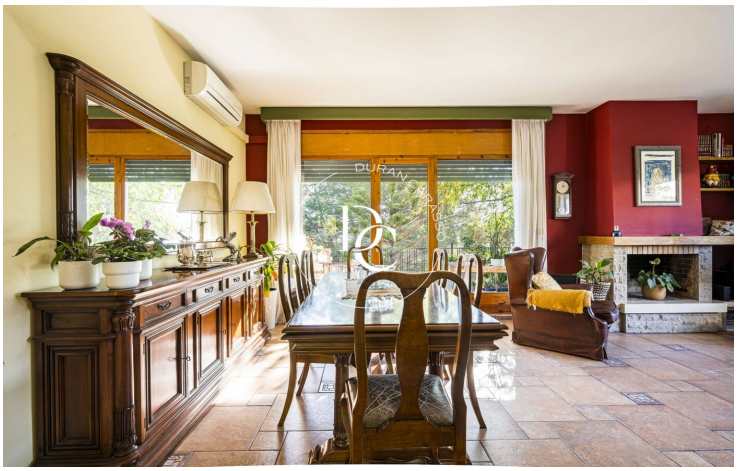














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Contact us if you want more information or to arrange a viewing.

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