Ref. 6313

Durán Carasso
GRUPO INMOBILIARIO

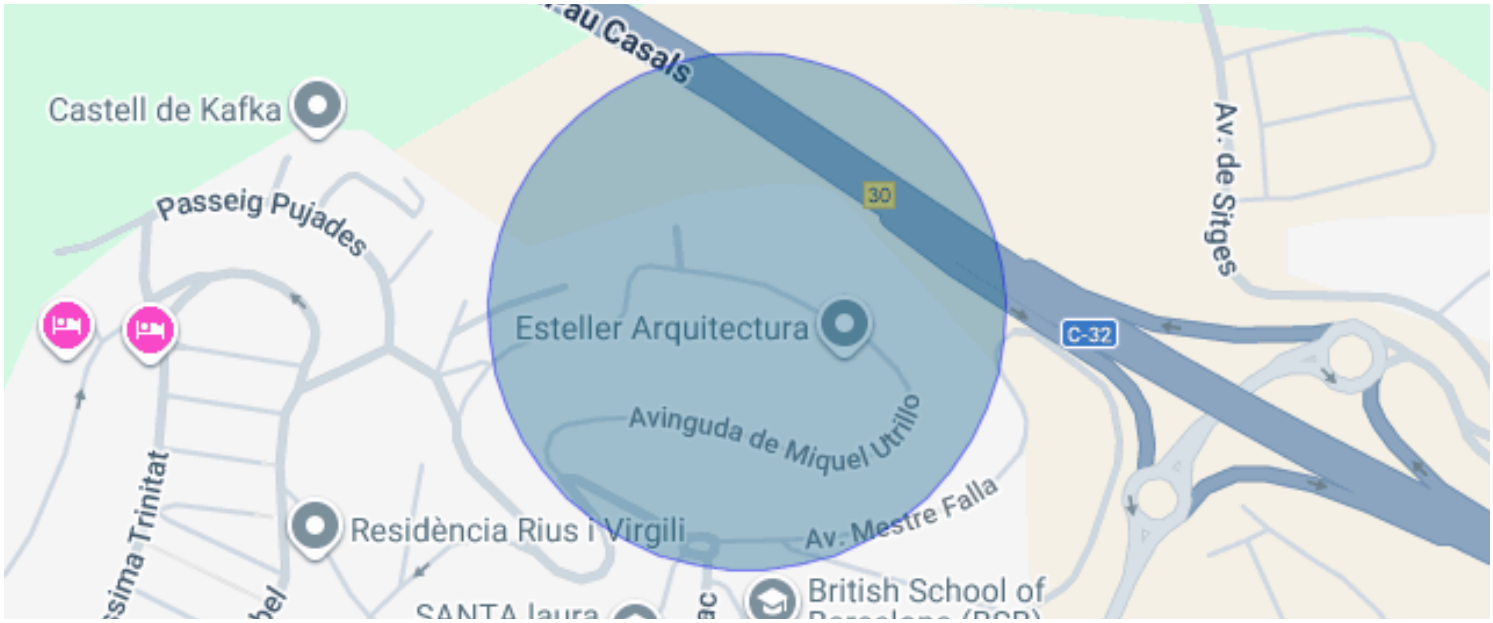



# HOUSE WITH POOL AND SEA VIEWS FOR SALE IN VALLPINEDA, SITGES

## Vallpineda - Santa Bárbara / Sitges

| Price | €1,480,000 |
|---|---|
| Sur. built | 248 m² |
| Sur. util | 199 m² |
| Bedrooms | 5 |
| Bathrooms | 3 |
| Plot | 843 m² |
| Energy classification | E |
| Energy performance index | 162.90 kw h/m² year |
| Emissions rating | D |
| Emissions | 33.90 co/m² year |
| Year of construction | 1989 |

- ✓ Pool
- ✓ Heating
- ✓ Backyard
- ✓ Fireplace
- ✓ Parking
- ✓ Balcony
- ✓ Turist license
- ✓ Air conditioning
- ✓ Sea views
- ✓ Storage
- ✓ Security
- ✓ Terrace
- ✓ Built in closets




## Vallpineda - Santa Bárbara / Sitges

Detached house in Vallpineda, Sitges, with sea views, a pool, a garden and a tourist licence, just minutes from the town centre and the beach.

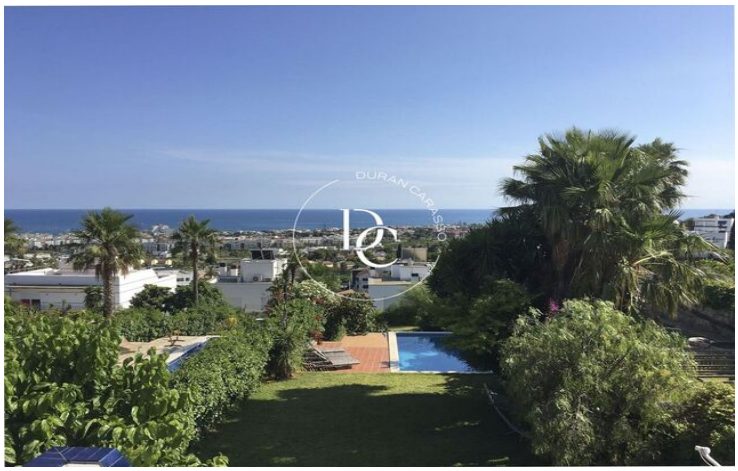
Built in 1989 and in good condition, the house sits in a quiet residential area of Vallpineda–Santa Bárbara, 20 minutes from the airport and a 40-minute drive from Barcelona. It is laid out over four levels: basement, ground floor, first floor and attic.

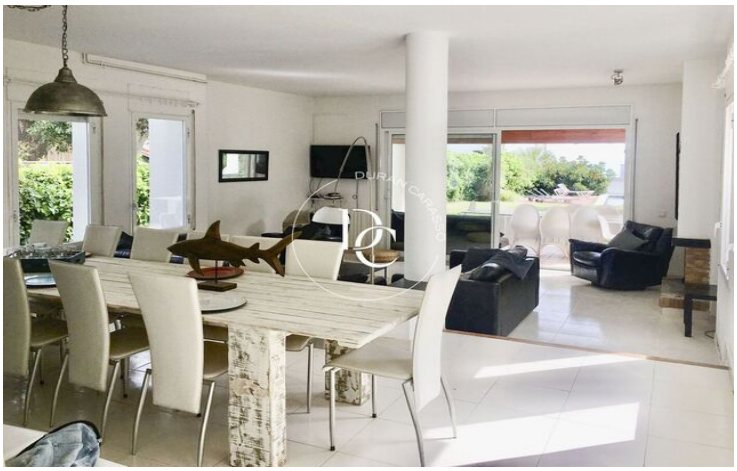
The garden is the heart of the house. Among lawn, palm trees and bougainvillea, the pool looks out over the Mediterranean, and the outdoor space is completed by a hot tub, a built-in barbecue with log store and a 23 m² covered porch with timber beams, made for lunches and dinners outdoors.

On the ground floor, the living room with fireplace and the dining room open onto the porch and garden through large glazed doors. The same floor holds the fitted kitchen, a guest WC and a bedroom that can also serve as a study or guest room.

The first floor has three bedrooms and two bathrooms. The main bedroom has its own bathroom and opens onto a terrace with views over the garden and the sea; the other two each have their own balcony. Under the sloping roof, an open-plan attic of about 35 m², of which some 16 m² are over 1.50 m high, works as a study, games room or extra space.

The basement holds a two-car garage and a storage room. The house has gas heating, air conditioning, fitted wardrobes and a security system. Energy certificate: consumption E, emissions D.

















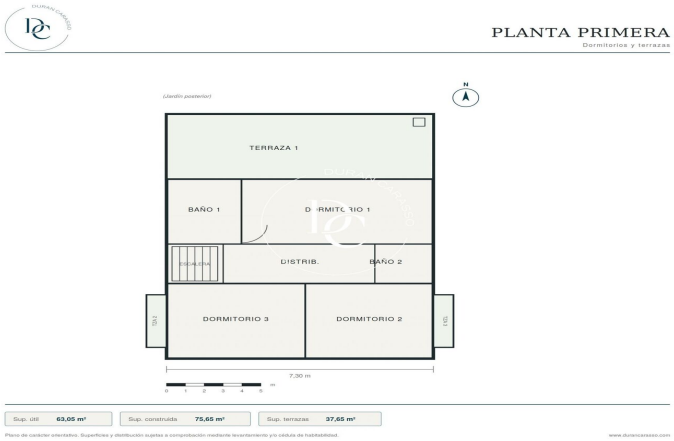


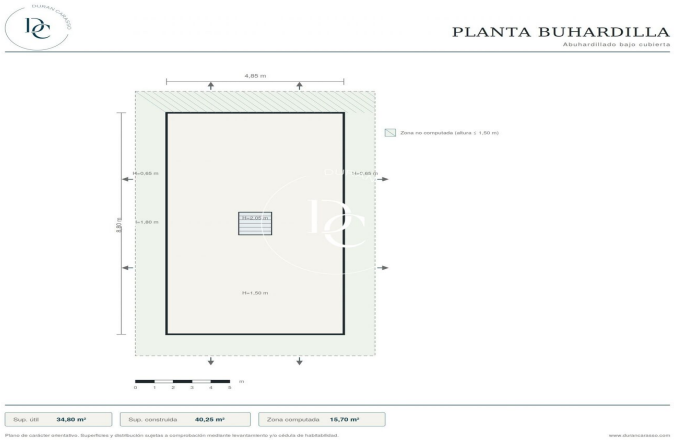











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## Contact us if you want more information or to arrange a viewing.

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