



## SPACIOUS FAMILY HOME WITH LARGE GARDEN AND SEA VIEWS

Vallpineda - Santa Bàrbara / Sitges

<b>Price</b>	<b>€1,550,000</b>	✓ Pool	✓ Air conditioning
Sur. built	248 m <sup>2</sup>	✓ Heating	✓ Sea views
Sur. util	199 m <sup>2</sup>	✓ Backyard	✓ Storage
Bedrooms	5	✓ Fireplace	✓ Security
Bathrooms	3	✓ Parking	✓ Terrace
Plot	843 m <sup>2</sup>	✓ Balcony	✓ Built in closets
Energy classification	E	✓ Tourist license	
Energy performance index	162.90 kw h/m <sup>2</sup> year		
Emissions rating	D		
Emissions	33.90 co/m <sup>2</sup> year		
Year of construction	1989		



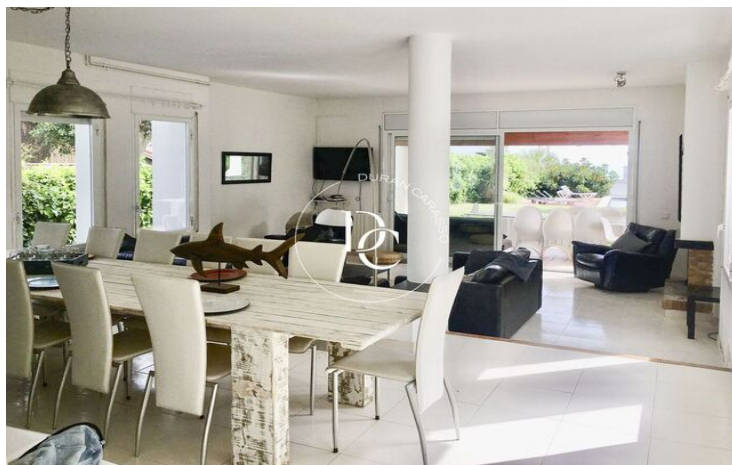
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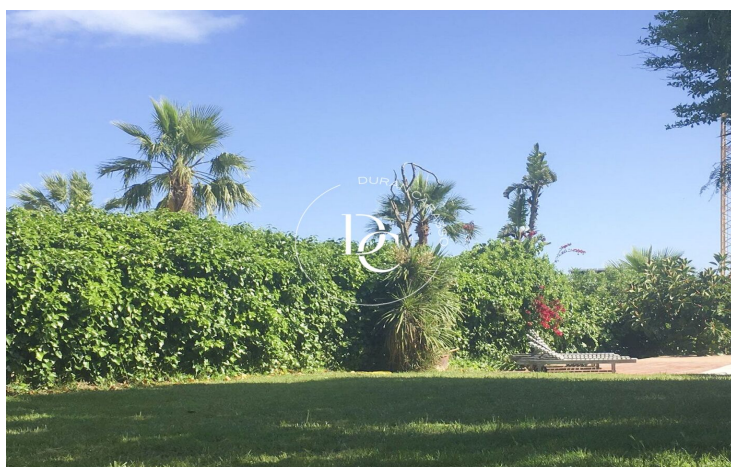
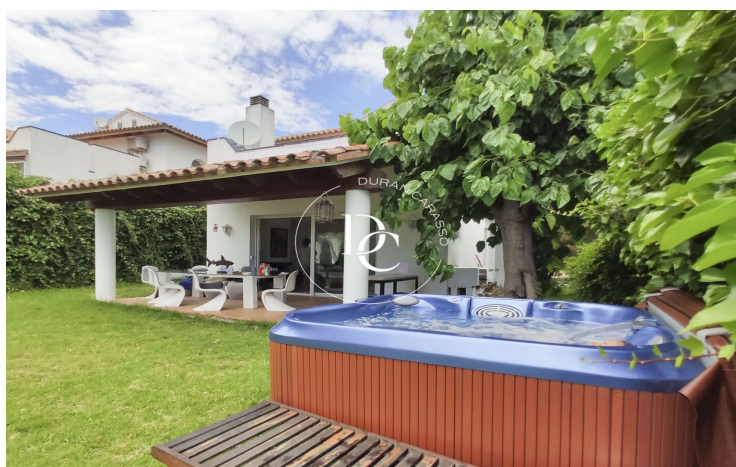
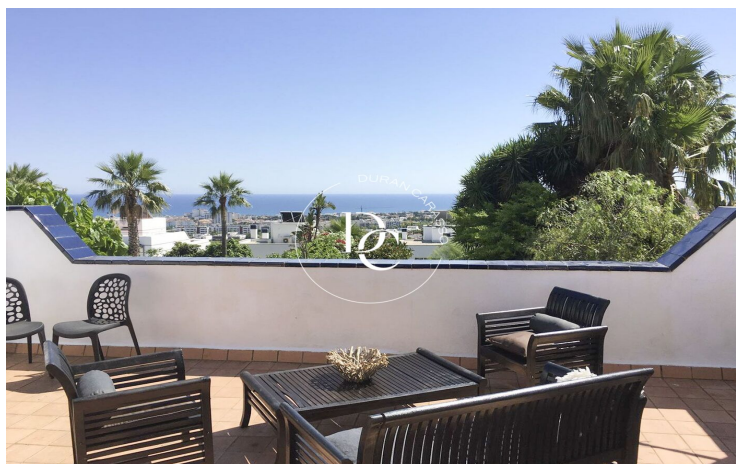
Escape to this spectacular detached villa in Vallpineda with a tourist license, where Sitges luxury meets the perfect family lifestyle. Spread across three expansive levels, this property is perfectly positioned in a peaceful, family-oriented neighborhood just minutes from the town center and golden beaches. Its prime location offers the best of both worlds—a private coastal sanctuary only 20 minutes from the international airport and a short 40-minute drive from the heart of Barcelona.

The heart of the home is designed for seamless indoor-outdoor living, centered around a sprawling private garden that serves as a true oasis. Here, you can spend sun-drenched afternoons by the swimming pool or host unforgettable gatherings in the dedicated barbecue area, all while taking in breathtaking views of the sea.

Inside, the home offers five versatile bedrooms and three bathrooms, providing ample space for both family and guests. The primary suite is a true retreat, featuring a large en-suite bathroom and a private terrace that overlooks the lush garden and the Mediterranean horizon. Two additional bright, spacious bedrooms open onto their own balconies, flooding the interiors with natural light. On the top floor, a generous attic space offers the perfect footprint for a quiet home office or a vibrant children's bedroom or playroom.

The expansive living and dining areas are perfect for families and for entertaining and feature high ceilings, large windows, a fireplace, all opening up to a lovely covered porch, perfect for barbecue and al fresco dining. The fully equipped kitchen is modern and bright while the ground floor bedroom suite is perfect for guests or as an office. Complete with a two-car garage, gas heating, and air conditioning for year-round comfort, this villa is an exceptional opportunity to enjoy the very best of the Catalan coast.





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