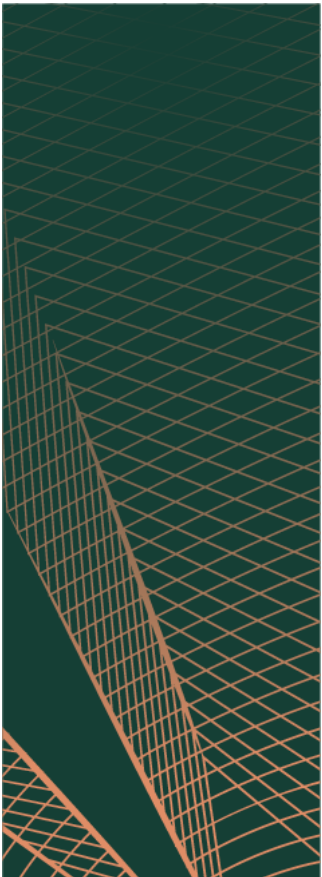




HOFFMANN & VALDEZ

REAL ESTATE



The country house with charm

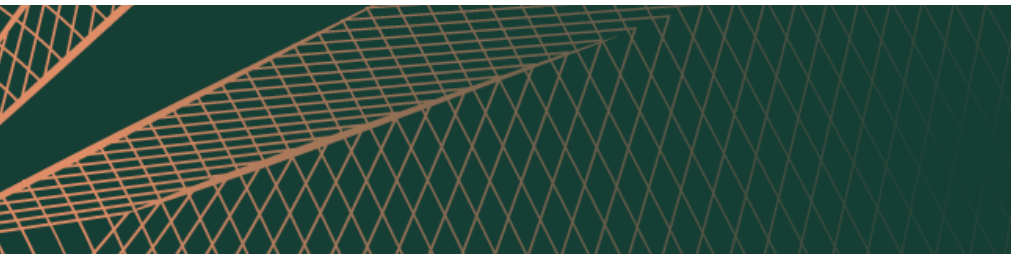


This completely renovated house on two floors in Montgavina, which is an exclusive and very small district of Sitges, convinces with its unique harmonious atmosphere in the light-flooded living and dining area, which leads directly into the beautifully maintained garden with pool.

You will feel completely at ease and balanced while sitting on the lounge furniture of the terrace and losing your thoughts in the exceptionally beautiful sea view.

It is a place to feel good and relax, where you can spend time with friends on the large terrace with a barbecue in the pleasantly warm evening sun or end the day with a glass of wine and an interesting book.

object number	price
10	€2.950.000
land area	living space
969 m ²	472 m ²
year of construction	bathroom
2005	3
<input checked="" type="checkbox"/> sea view	<input checked="" type="checkbox"/> open kitchen
<input checked="" type="checkbox"/> pool	<input checked="" type="checkbox"/> garage
<input checked="" type="checkbox"/> living room	<input checked="" type="checkbox"/> garden
<input checked="" type="checkbox"/> utility room	<input checked="" type="checkbox"/> home office
<input checked="" type="checkbox"/> terrace	<input checked="" type="checkbox"/> fitness room
<input checked="" type="checkbox"/> balcony	<input checked="" type="checkbox"/> alarm system



1 floor /
Living and
dining area /
Kitchen /
Terrace /
Pool /
Garden



1 floor /
Living and
dining area /
Kitchen /
Balcony /
Fireplace



1 floor /
Living and
dining area /
Kitchen /





1 floor /
2 Bedrooms /
Study /
2 Bathrooms /
1 Guest WC





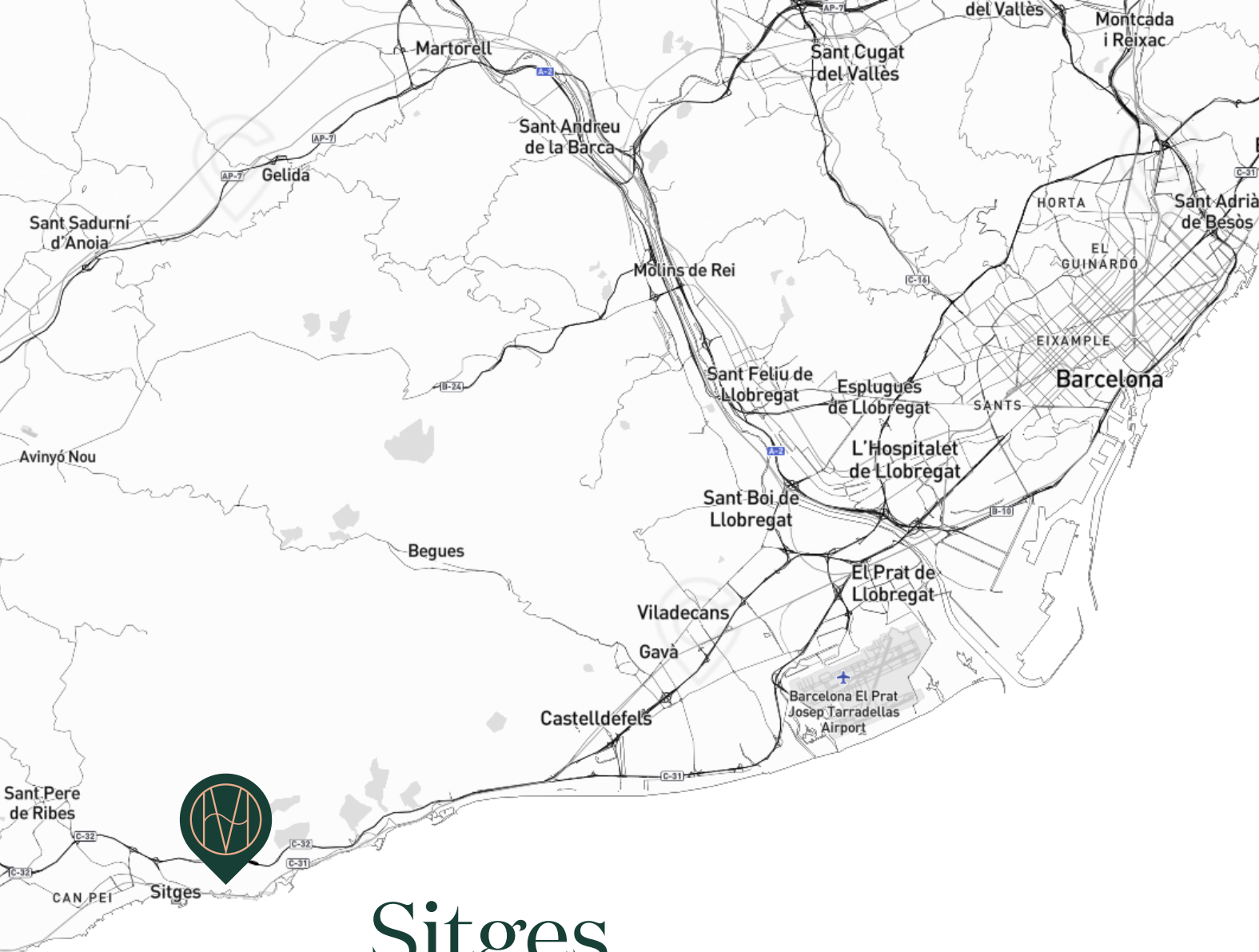
1 floor /
Master bedroom /
Bathroom /
2 Walk-in wardrobe

Ground floor /
Hall /
Entrance/
Garage /
Hobby room /
2 Bedrooms /
Bathroom



Ground floor/
Fitness -
hobby room/
2 Bedrooms /
1 Bathroom /
1 Storage room





Sitges

This villa is located in Sitges, a small but very special town in Spain, right next to Barcelona. This small town has its own unique charm that you have to experience to understand why Sitges is so popular.

You feel at home and welcome, the warm air of the sea makes you remember the best holidays

and moments every time. There are so many ways to spend your day, such as a nice walk on the beach along the generously wide promenade or a day on the beautifully maintained golf course.

At any time you can rent a bike or e-bike to go on a cycling or hiking tour through the mountains and

taste the various delicious dishes during a break in a traditional masia.

A relaxing day at the beach, where you always have the opportunity to try out the various water sports, and for a little cooling down in between, there are all kinds of drinks to choose from in the chiringuitos.

4 km
Center Stiges

31 km
Airport BCN International

4 km
Supermarket

39 km
Barcelona Center

2 km
Highway

3 km
Hospital

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Interior

The property is spread over two floors. The first floor can be accessed from the garage as well as from the main entrance. In the hallway area of the ground floor is the staircase to the ground floor, which is also the main living area with access to the terrace and garden.

On the ground floor there is a kind of granny flat, which is divided into a living room, 2 bedrooms, a bathroom and a storage

room. Here, of course, you have the possibility to give free rein to your creativity and use the rooms according to your taste. You can turn the living area into a light-flooded gym or a cosy music room. The two bedrooms are suitable as children's rooms, guest rooms or work areas.

The heart of the villa is on the first floor. The large living and dining area with open kitchen is immediately inviting with

an exceptionally pleasant ambience that extends to the entire upper floor. Because of the large glass doors, the indoor and outdoor living space can be perfectly combined here.

The well-maintained garden has a terrace with three different areas and a pool, the special feature of which is the built-in additional whirlpool, so it can be used all year round.

Data Overview

Object type	Detached house
Address	Calle la Creueta, Sitges
City / District / Municipality	Montgavina

Purchase Price & Availability

Selling price	2.960.000 €
Availability	ca. 01. 09. 2022
Current use	Inhabitet
Nutzung bei Übergabe	Free

Area & Rooms

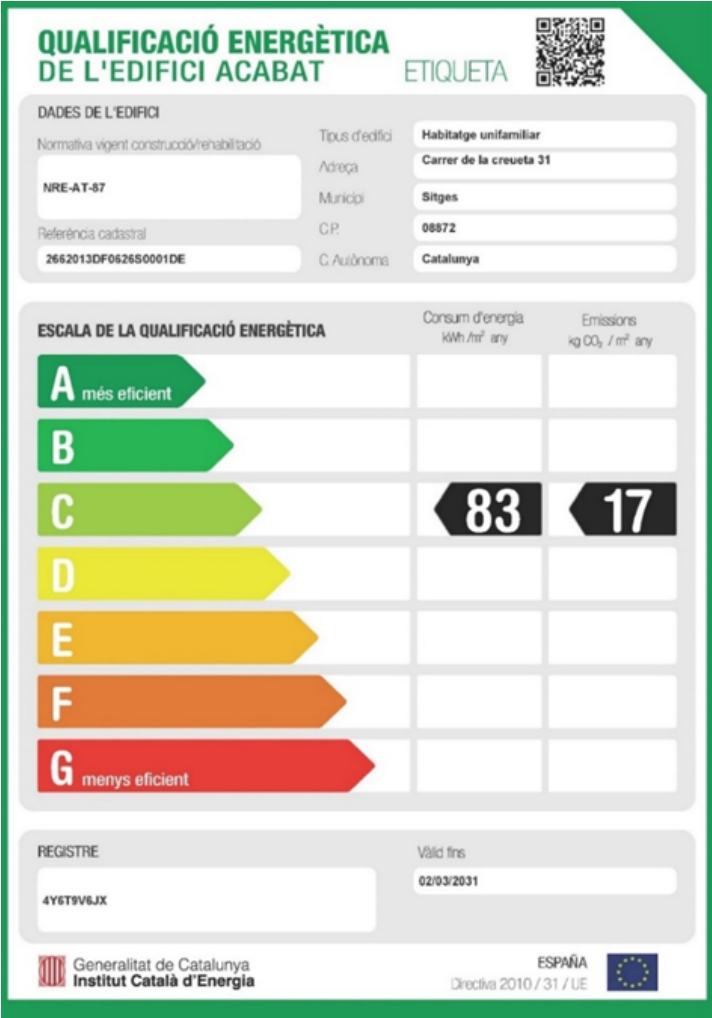
Living space	472 m2
Land area	969 m2
Rooms total	7
Bedroom	4
Bathroom	3
WC	1
Living Room	2
Basement	1
Storage Room	2

Construction

Year of construction	2005
Type of construction	Massive
Shape of roof	Gable roof
Floors	2
Basement	Included in garage
Parking spaces	2 Garage parking spaces

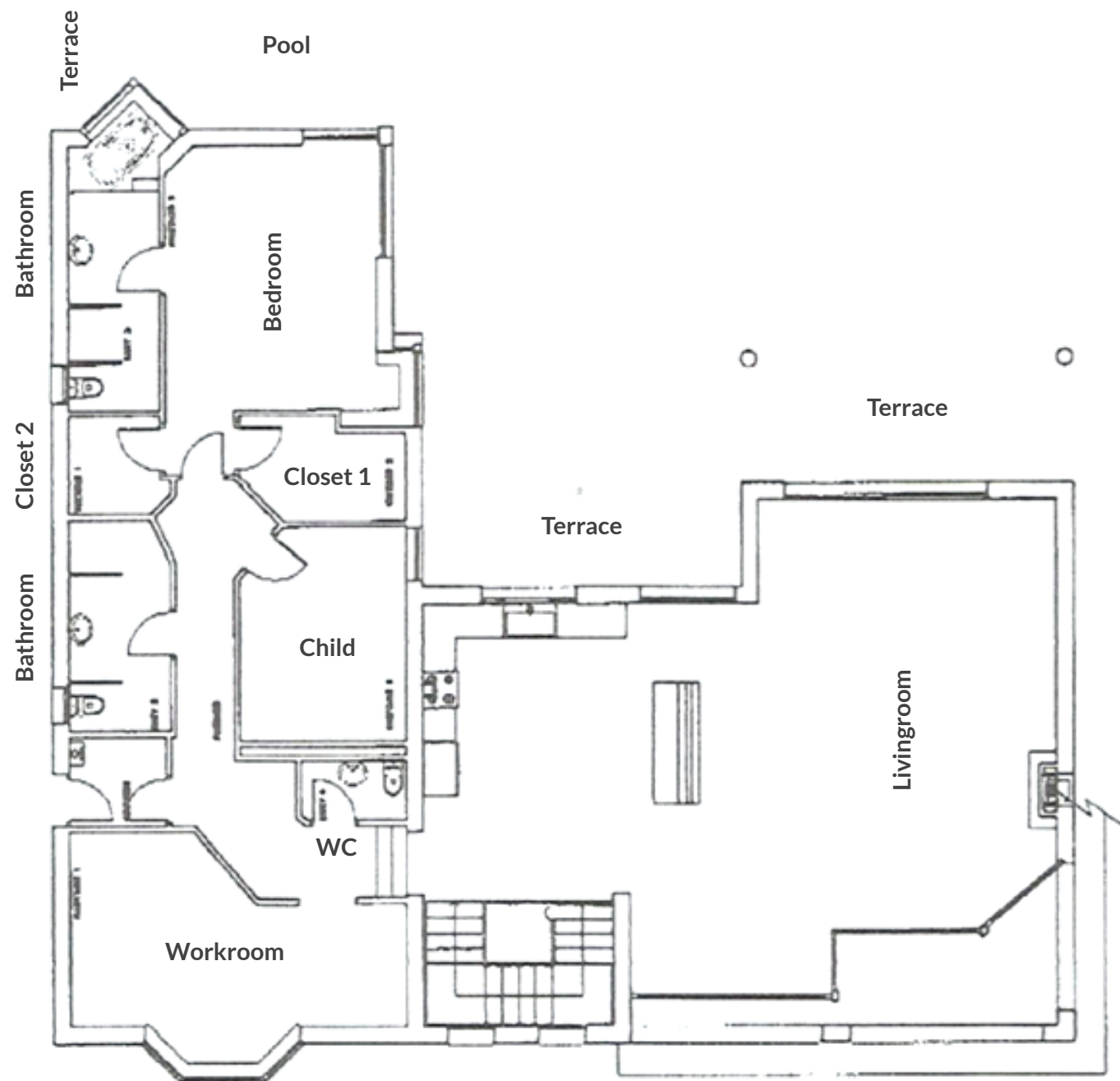
Other equipment features

Terrace	1 Terrace divided into 3 areas
Garden	Yes
Balcony	1
Fireplace	1
Sauna	No
Pool	Yes
Whirlpool	Yes
Shutters/blinds	Yes, electric, complete
Air condition	Yes
Alarm system	Yes
Elevator	No
Fitted kitchen	Yes



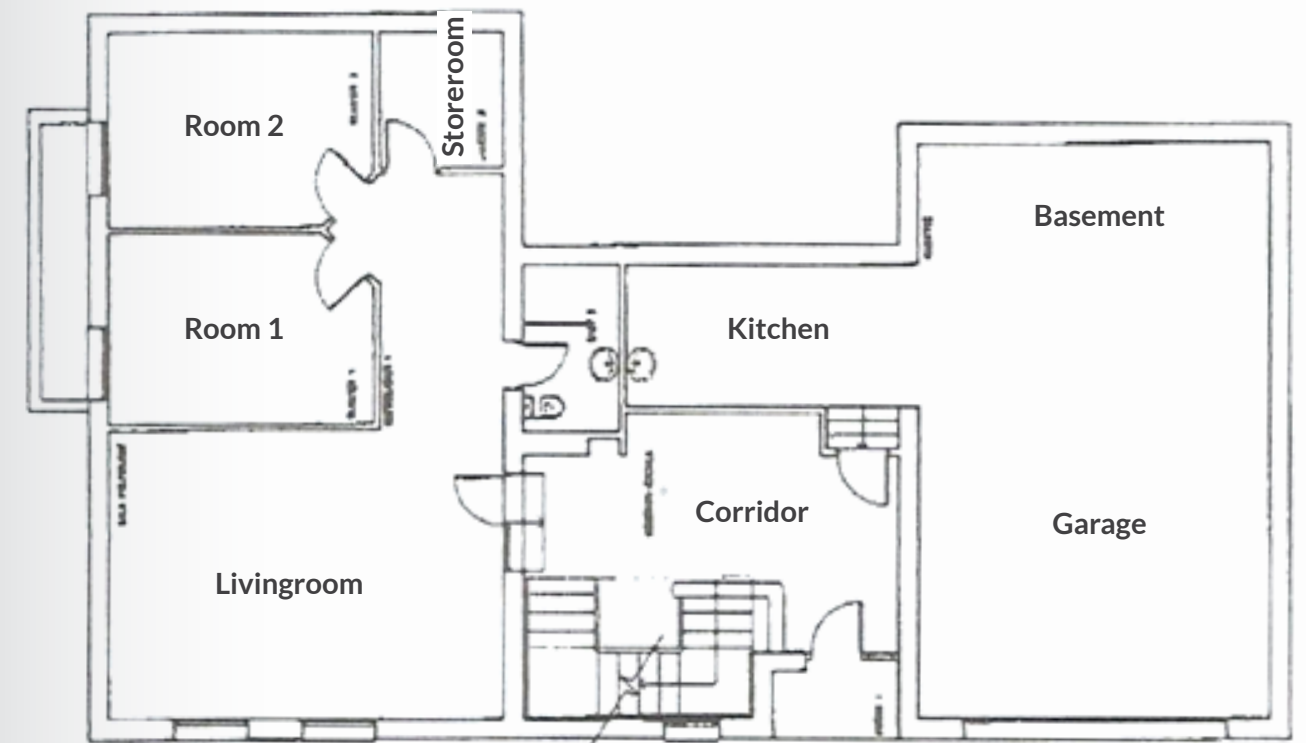
PROPERTY FOOTPRINT

Ground Floor



PROPERTY FOOTPRINT

Basement Floor





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