



HOFFMANN & VALDEZ

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REAL ESTATE





# Classic House



The house has a large garden with private swimming pool, garden, garage and terrace.

You enter the house and on the right side you have the spacious living room with fireplace and large windows, which is connected to the dining room. The fully equipped kitchen can be accessed from the dining room or the hallway and also has access to the outside.

On the ground floor there is a bathroom and a laundry room with built-in cupboards, which can of course be used as a guest room. In addition, you have the possibility to install another bathroom on the ground floor, the tiles are already available.

On the first floor you have four more double bedrooms, which share a bathroom, but one of them is a suite with its own bathroom and dressing area and direct access to the balcony.

On the third floor there is one huge room with direct access to the second balcony, which is currently used as a yoga studio.

object number	price
27	€ 625.000
land area	living space
678 m <sup>2</sup>	350 m <sup>2</sup>
year of construction	Rooms toatal
1979	7
<input checked="" type="checkbox"/> pool	<input checked="" type="checkbox"/> kitchen
<input checked="" type="checkbox"/> balcony	<input checked="" type="checkbox"/> 5 bedrooms
<input checked="" type="checkbox"/> 3 bathroom	<input checked="" type="checkbox"/> garden
<input checked="" type="checkbox"/> air-con	<input checked="" type="checkbox"/> garage
<input checked="" type="checkbox"/> closet	<input checked="" type="checkbox"/> entrance
	<input checked="" type="checkbox"/> studio











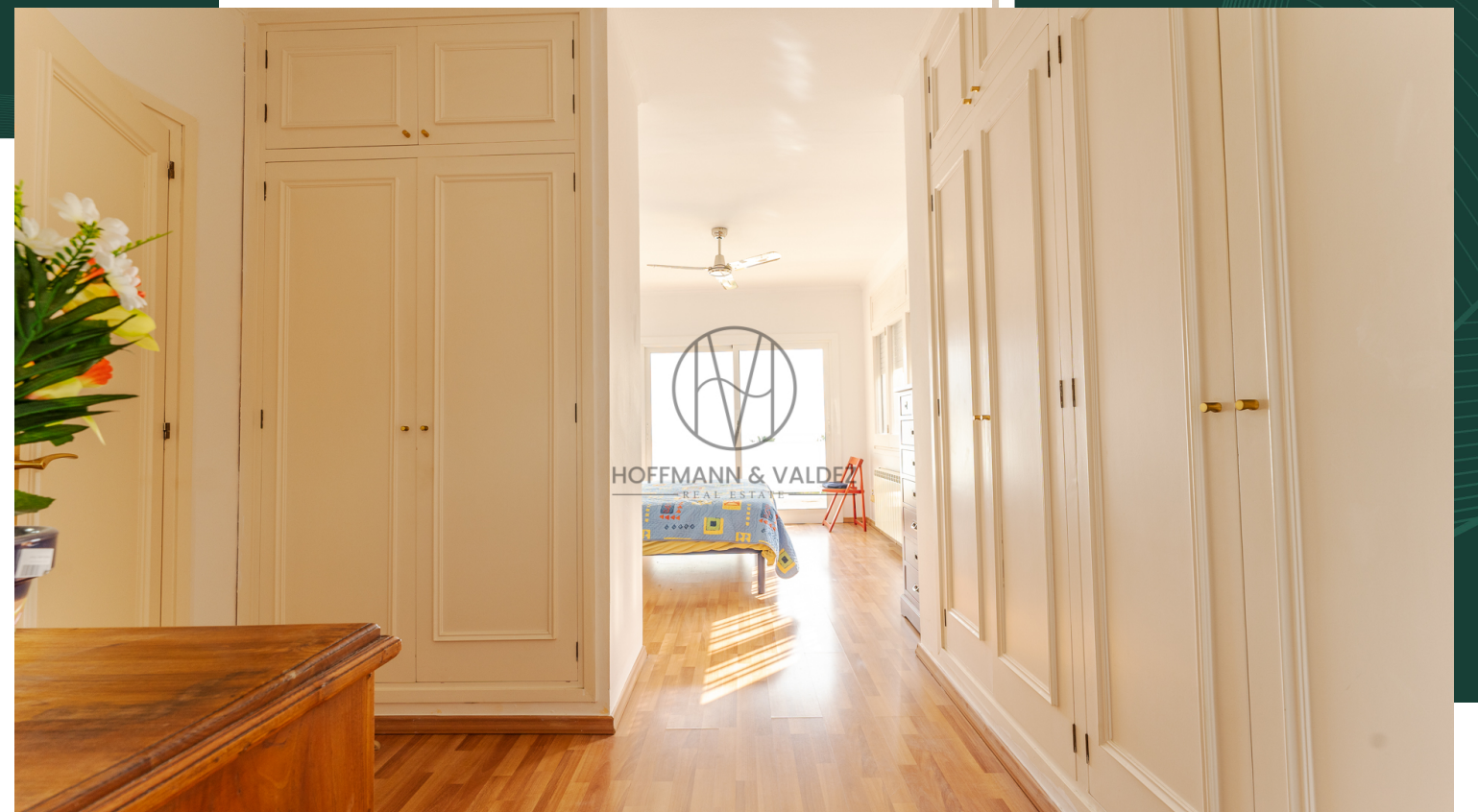
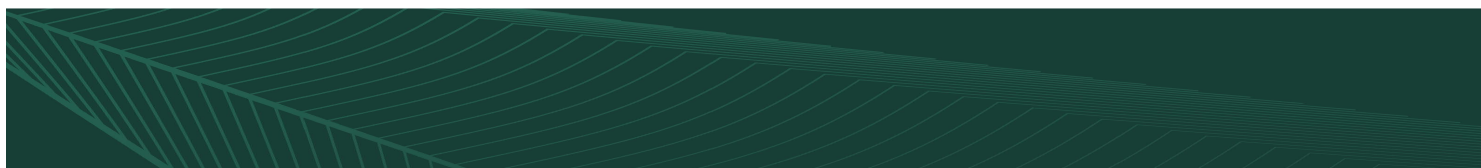


**First Floor with 4 Bedrooms ,  
one suite and one bathroom on  
the corridor.**

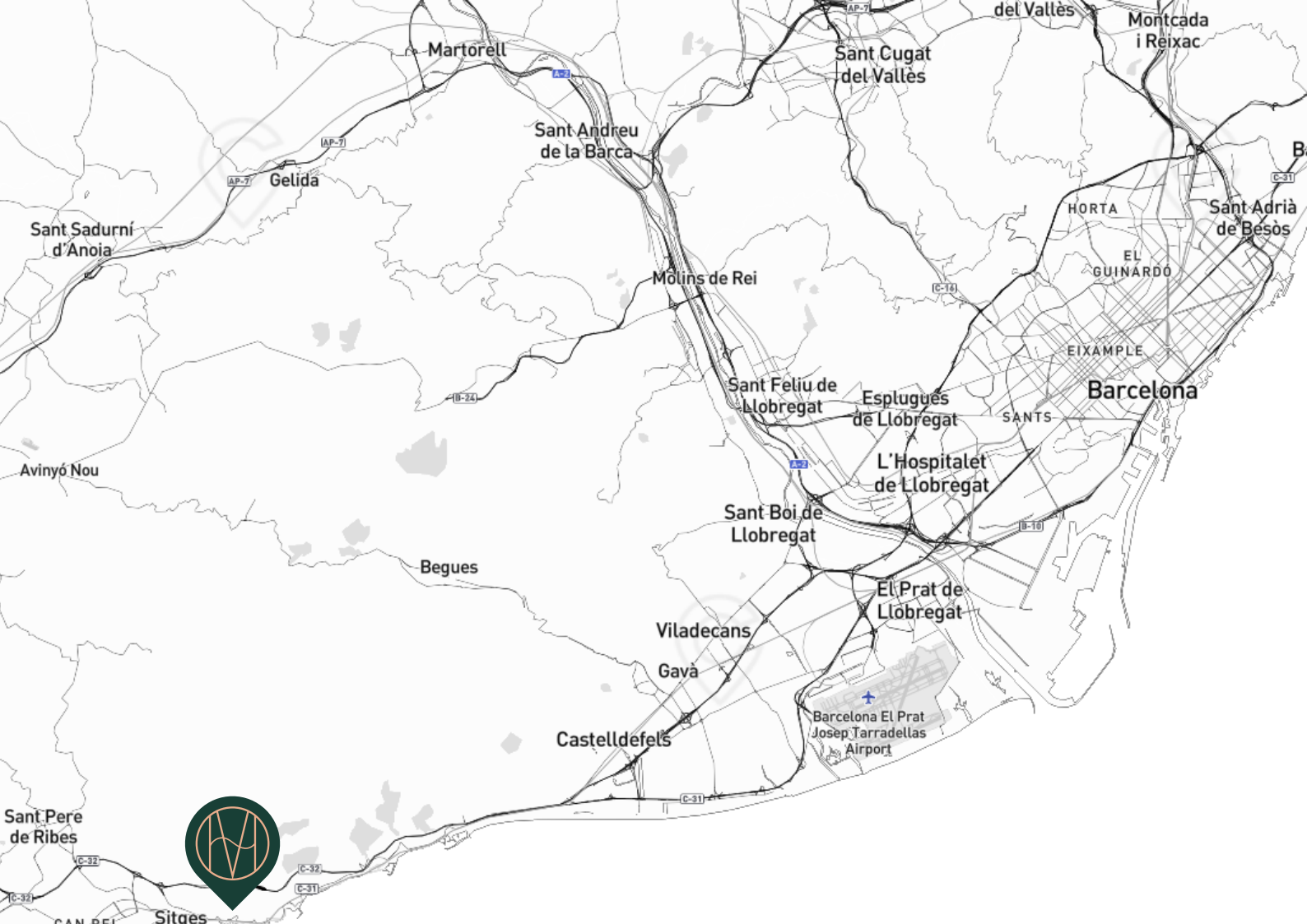
**The Suite has an lage Closet and  
a walk in shower in the  
bathroom also direct access  
to the balcony which is sharded  
with one of the other doble  
bedrooms.**











# Sitges

This classic south facing house is located in the quiet urbanisation of Vallpineda in Sitges, which has two gated entrances and also has two sports facilities and an international school. Moreover, you can reach the highway in a few minutes.

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

There are numerous offers of art and culture with countless festivals throughout the year, such as the famous Film Festival, Festa de Major, Santa Tecla, Carnaval etc.

Sitges is home to over 70 different nationalities, it is very popular with foreigners, that is why there are international schools in Sitges. The harbor is especially worth mentioning, there you can dine from various beautiful restaurants right on the waterfront and enjoy a good glass of wine

1 km Center Stiges	31 km Airport BCN International	0,5 km Supermarket
39 km Barcelona Center	2 km Highway	1 km Hospital







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