



## HOUSE FOR SALE IN ELS BOSCOS

Els Boscos / Banyeres del Penedès

### Price

€480,000

Sur. built	353 m <sup>2</sup>
Sur. util	218 m <sup>2</sup>
Bedrooms	4
Bathrooms	2
Plot	1.204 m <sup>2</sup>
Energy classification	E
Energy performance index	126.00 kw h/m <sup>2</sup> year
Emissions rating	E
Emissions	29.00 co/m <sup>2</sup> year

- ✓ Heating
- ✓ Backyard
- ✓ Parking
- ✓ Balcony
- ✓ Views
- ✓ Fireplace
- ✓ Terrace
- ✓ Built in closets



## Els Boscos / Banyeres del Penedès

Duran Carasso presents this magnificent property in the middle of nature. Can you imagine living in a 353m<sup>2</sup> house on the ground floor? No need to climb stairs, with all the necessary rooms for day to day on the same level.

We access the house through a large terrace, we are greeted by a very bright hall, with fitted wardrobes to leave warm clothes upon arrival. On the right hand side, we find the corridor that distributes the rooms: 3 double bedrooms, with lots of natural light and a large suite with an integrated bathroom at the back, with direct access to the garden. In addition, we find a complete bathroom with a bathtub and a window to the outside.

Next, the laundry room is located, perfectly equipped to have the washing and ironing area, with custom furniture and direct access to a terrace.

Next to this room, and with direct access, we find the kitchen, with large windows that provide a very pleasant light, and a dining area to enjoy with the family.

At the end of the corridor we reach the dining room, designed in two heights to differentiate both spaces.

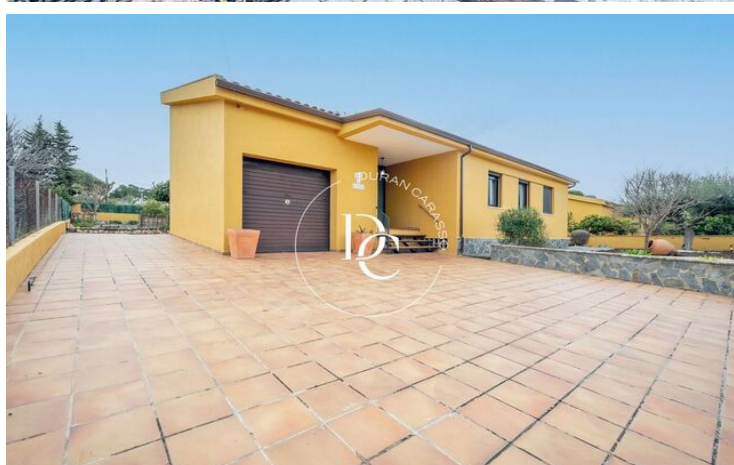
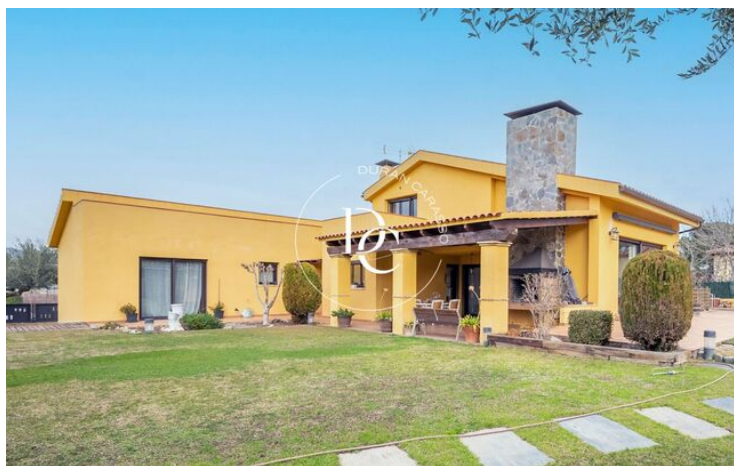
It has a beautiful fireplace framed on the living room wall, ideal for spending long evenings in the heat of the fire, and huge windows that supply the room with extremely pleasant lighting.

The house has a second height, in which a multipurpose room is located that is visible from the dining room, and which is accessed by a staircase from the hall. Ideal for locating a play area, work area, study area, gym area or reading and craft area.

In addition, we find a large lower floor with the capacity to enable a water area with a sauna and spa, or a large wine cellar to share good times.

This magnificent house is located on a 1200m<sup>2</sup> plot, cared for with care and detail and surrounded by vineyards and groves.

Without a doubt, an opportunity to live away from the noise of the city, only 20 minutes from Vilafranca del Penedès, 15 minutes from the beaches of Calafell and 45 minutes from the airport.





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