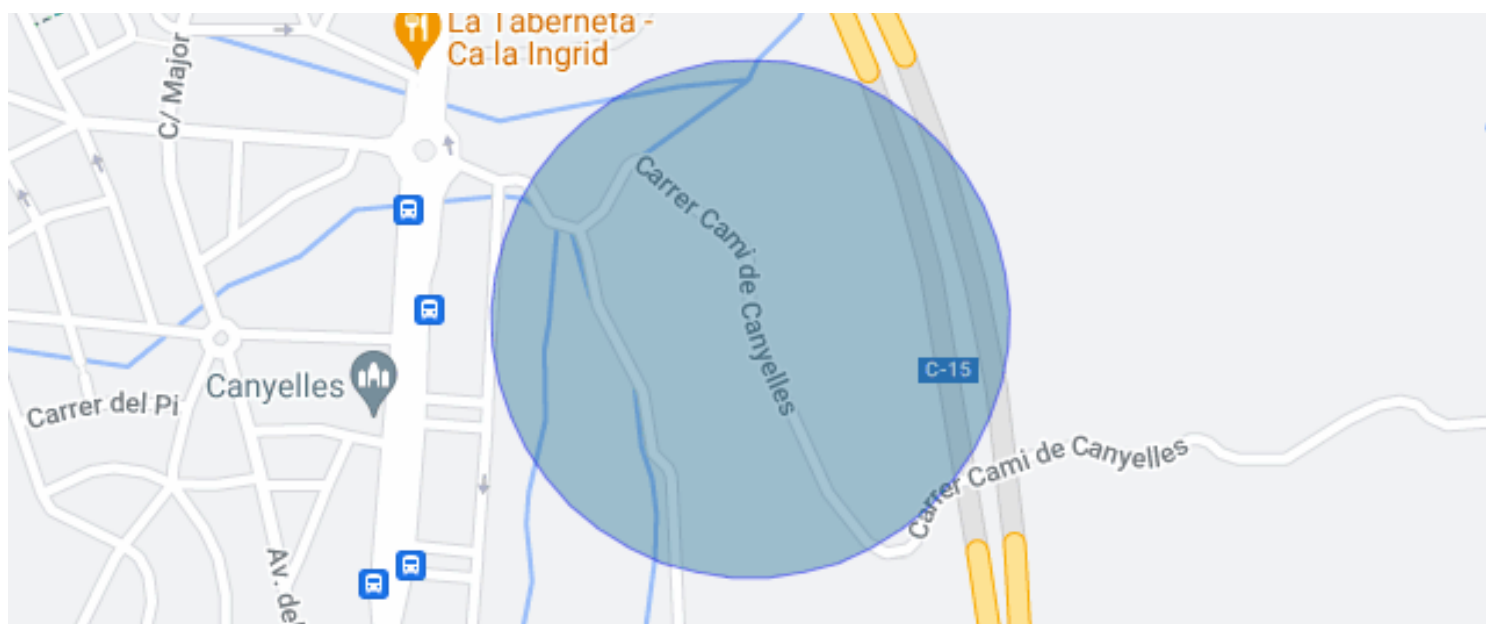


## CHARMING DETACHED HOUSE IN CANYELLES, 15 MINUTES FROM SITGES AND VILANOVA

Canyelles / Garraf

<b>Price</b>	<b>€580,000</b>	✓ Pool	✓ Air conditioning
Sur. built	192 m <sup>2</sup>	✓ Heating	✓ Mountain views
Sur. util	91 m <sup>2</sup>	✓ Backyard	✓ Storage
Bedrooms	2	✓ Parking	✓ Terrace
Bathrooms	2	✓ Built in closets	✓ Outside
Plot	702 m <sup>2</sup>		
Energy classification	A		
Emissions rating	A		
Year of construction	2022		



## Canyelles / Garraf

Discover this stunning single-story home of 192 square meters, with the option to add a second floor, located in the La Cogullada development in the municipality of Canyelles. Built on a 700 m<sup>2</sup> plot, the house offers unobstructed views of nature, surrounded by a garden with grass and a pool perfect for enjoying the outdoors.

Upon entering, you are greeted by a spacious 30 m<sup>2</sup> porch that leads into the house. The entrance opens to a bright living-dining room with access and views of the garden and a fully equipped kitchen with high-end appliances. The jewel of the home is a spectacular master bedroom with an en-suite bathroom, a walk-in closet, and direct access to the garden, as well as a second double bedroom and a full bathroom with a shower. It also features a private 7 m<sup>2</sup> terrace and a laundry room.

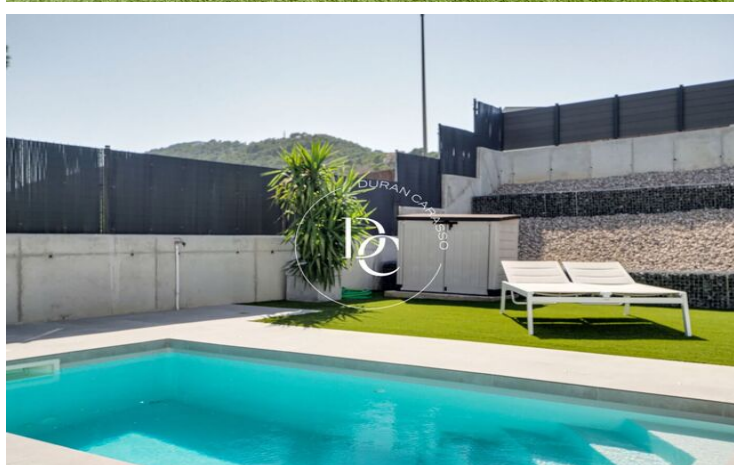
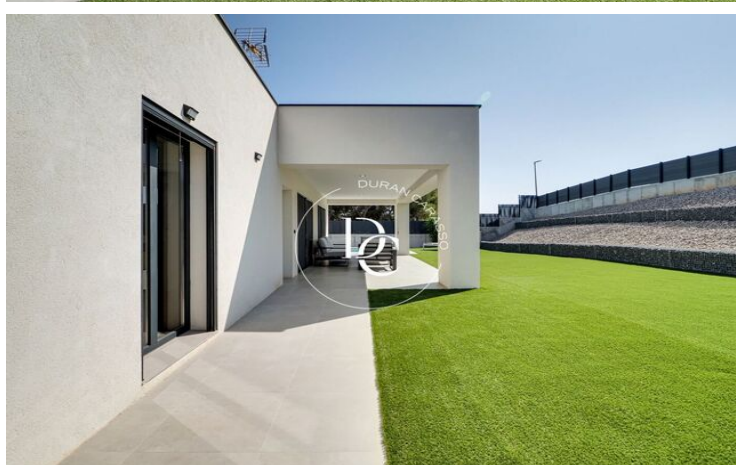
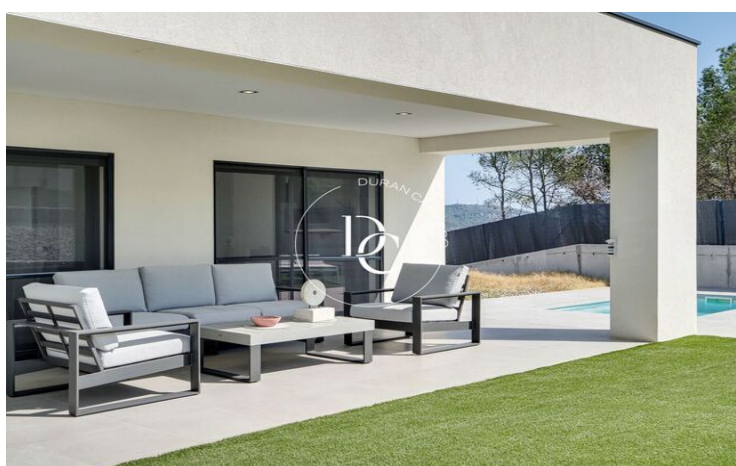
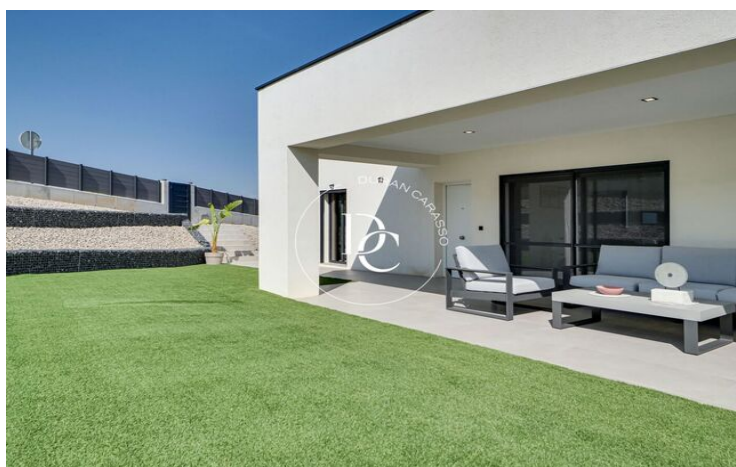
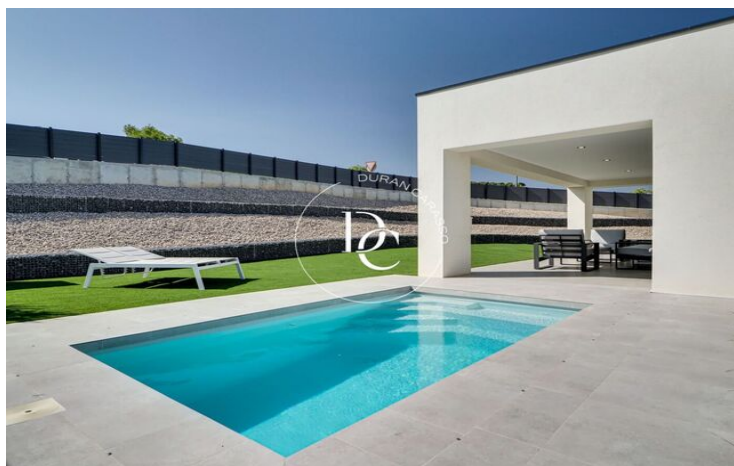
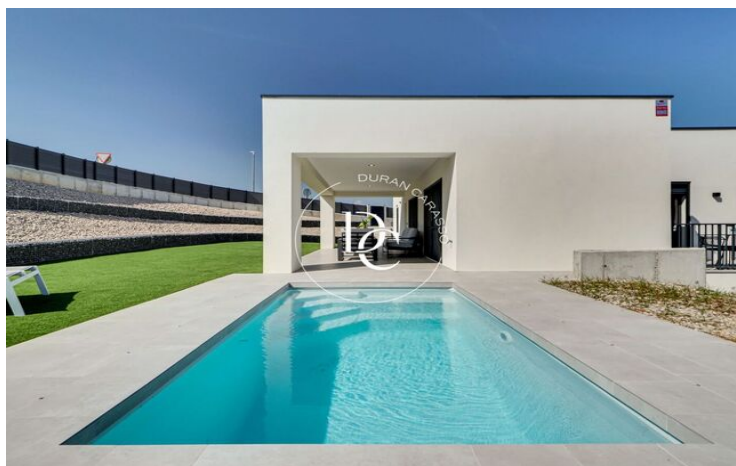
Originally, the home had three bedrooms, so with a simple modification by adding a wall, this third bedroom can be easily restored, adding even more versatility to the property if needed.

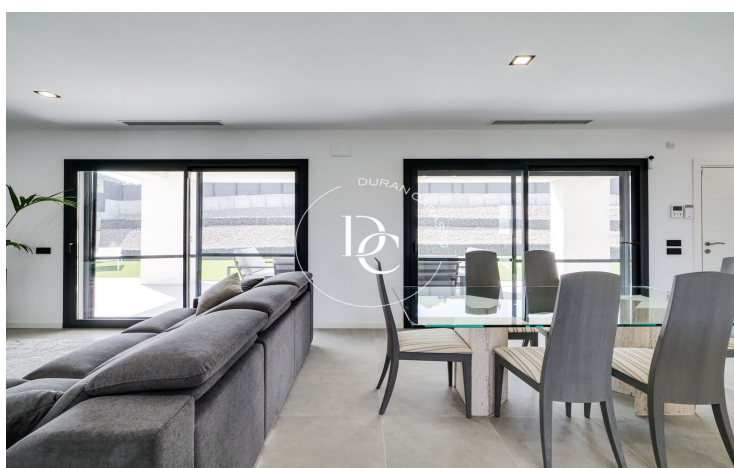
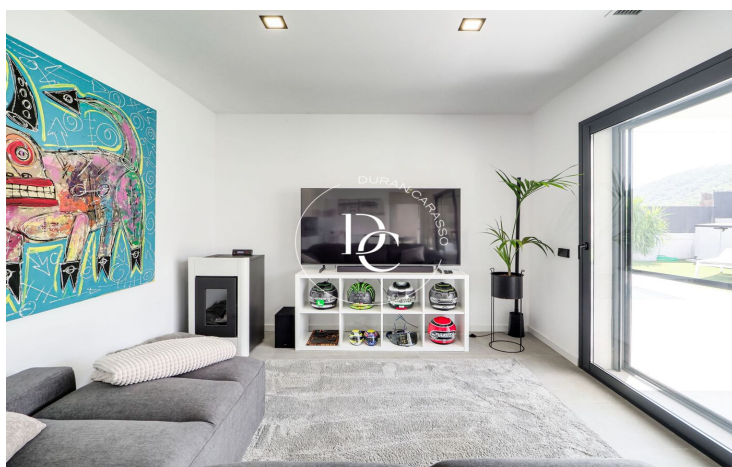
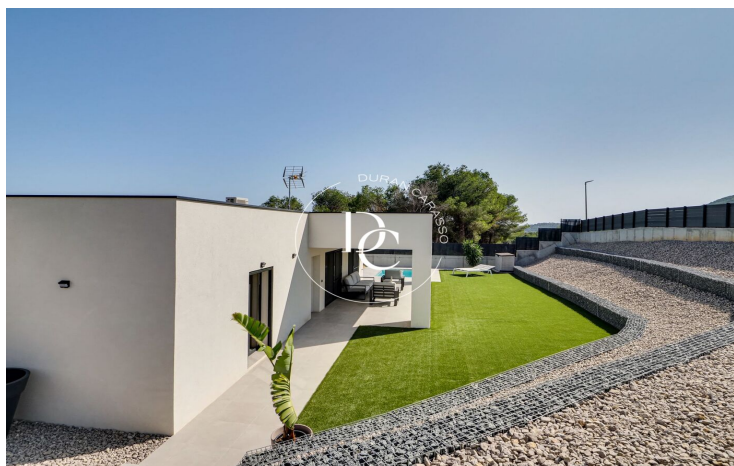
On the lower floor, there is a spacious garage with room for two vehicles, motorcycles, and storage space.

The property is equipped with home automation, a security system, an intercom, and Ethernet cable installation in all rooms. The windows and exterior doors have high-quality carpentry with thermal break, ensuring excellent thermal and acoustic insulation, and are also equipped with electric shutters. All materials used are of high quality and premium. Additionally, the arothermal system for heating and ducted air conditioning ensures high energy efficiency and low maintenance costs.

This home is the perfect balance of comfort, modernity, and sustainability in an unbeatable natural setting.

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