



## HOUSE FOR SALE WITH VIEWS IN EL VENDRELL

Comarruga / El Vendrell

### Price

€225,000

Sur. built

120 m<sup>2</sup>

Sur. util

96 m<sup>2</sup>

Bedrooms

4

Bathrooms

2

Energy classification

E

Energy performance index

182.00 kw h/m<sup>2</sup> year

Emissions rating

E

Emissions

37.00 co/m<sup>2</sup> year

Year of construction

1989

✓ Pool

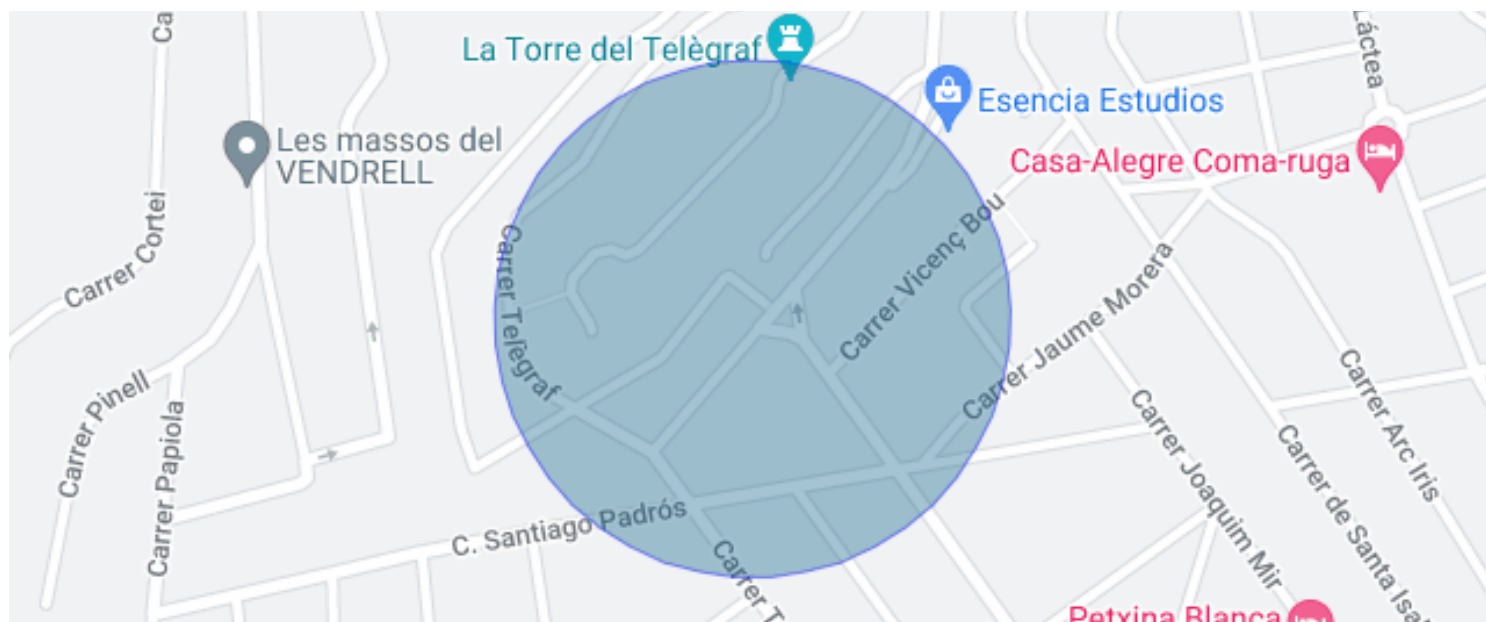
✓ Views

✓ Backyard

✓ Parking

✓ Terrace

✓ Balcony



## Comarruga / El Vendrell

In a family and very quiet area of El Vendrell, at Els Garrofers, we find this charming semi-detached house with garden and porch to enjoy its panoramic views of the Mediterranean Sea: San Salvador beach, Comarruga beach and the Port of Roda de Barà.

The house is bathed in abundant sun throughout the year, thanks to its South-East orientation, and you can enjoy its large and quiet community pool almost in privacy, for many months of the year.

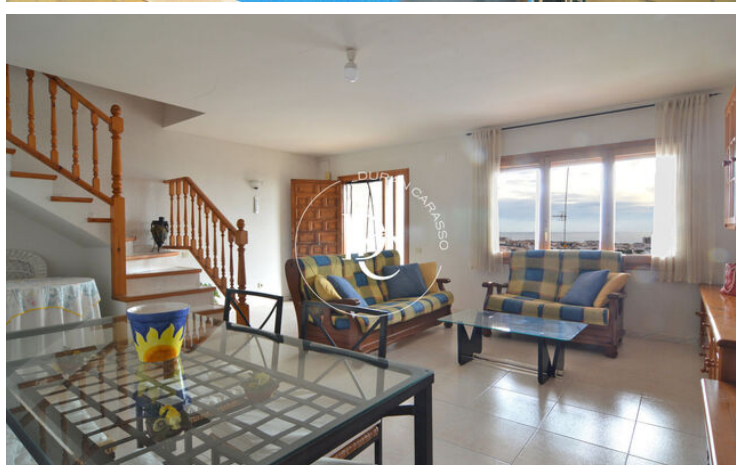
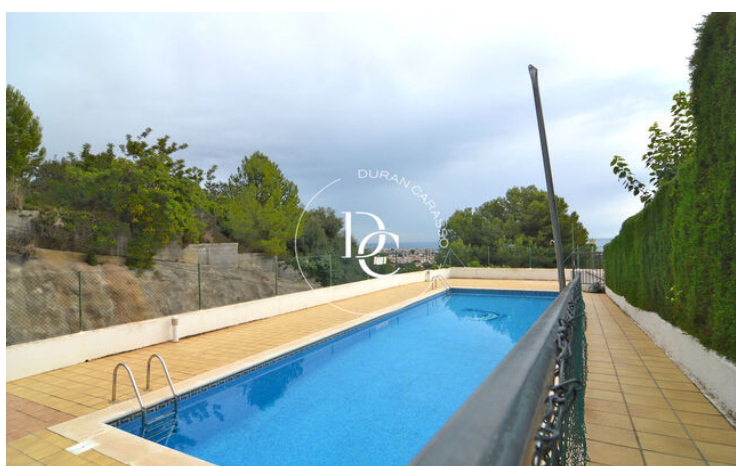
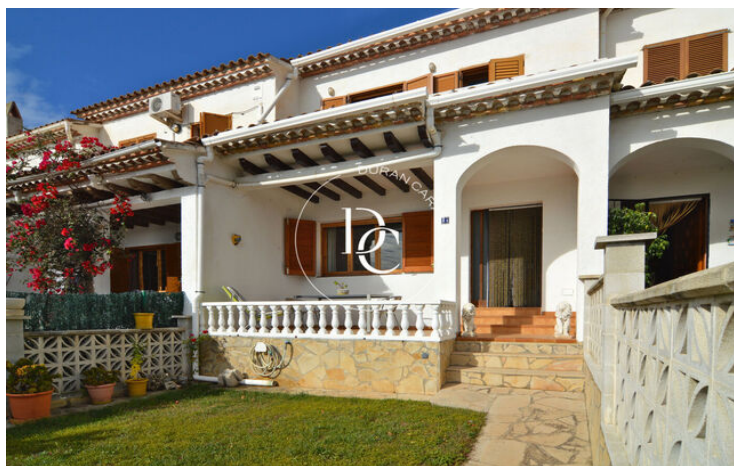
On the ground floor it offers a very bright living room [amp,] dining room thanks to its large window, an equipped kitchen, a 3-piece toilet and an access to the private garage for one vehicle.

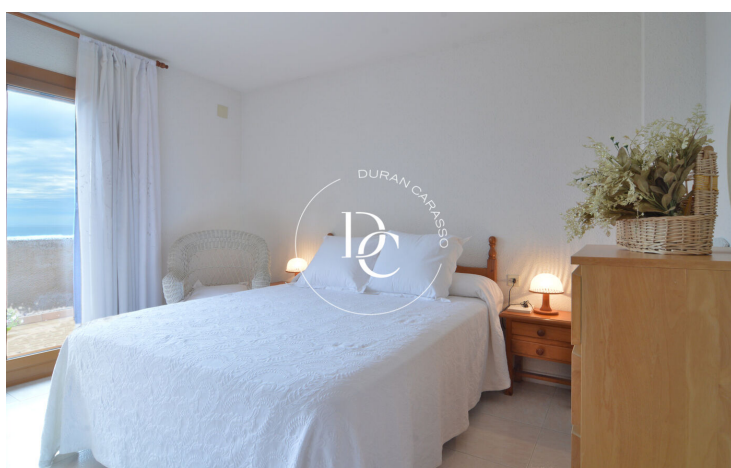
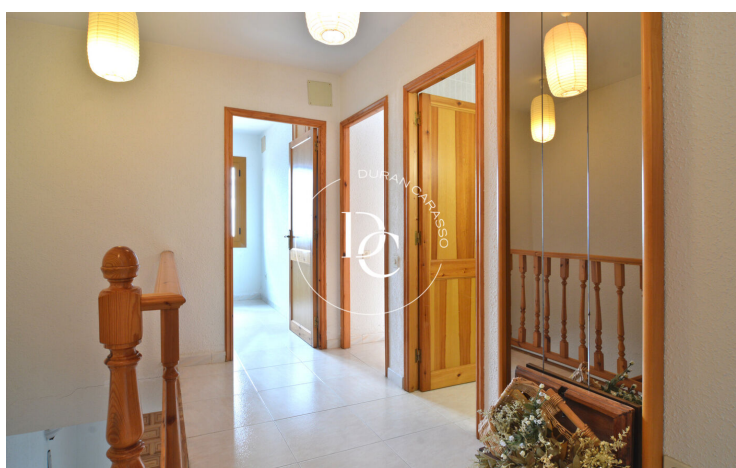
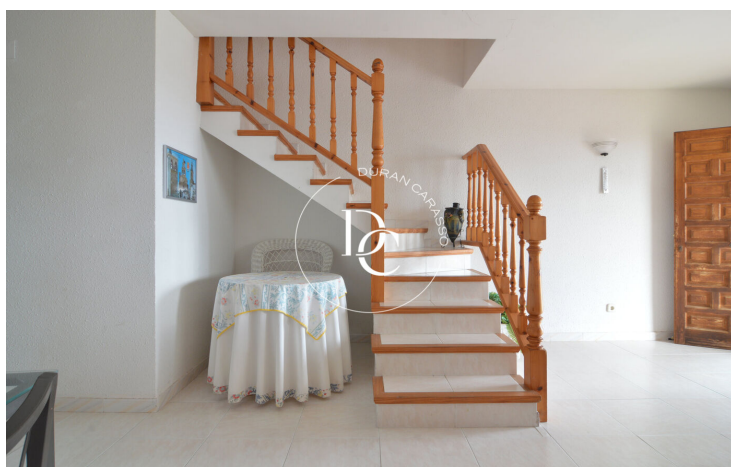
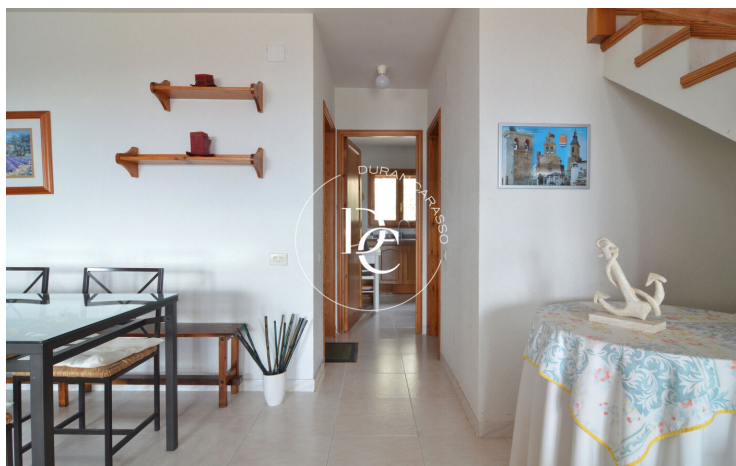
On the first floor, which is accessed through a loose staircase, we find a large hall that leads to 4 bedrooms, 3 doubles and one single, as well as a large 4-piece bathroom. All rooms have fitted wardrobes and 2 of them (the main double room and the single room facing South-East), offer access to a 6 meter long balcony-terrace.

The property is in good condition and ready to move into, it has marquetry and wooden interior doors, stoneware floors, closings and mostly wooden folding shutters, except in the 2 rooms on the South side (in wood-like aluminum) and butane boiler for domestic hot water.

The house is located 2 km from the beach or Paseo Marítimo de Comarruga, the Sant Vicenç de Calders train station and the town center, from its location you can quickly access the N-340 by car, being close to all the necessary services.

Enjoy the quiet life that this house with magnificent views can offer you!





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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