



## HOUSE FOR SALE WITH VIEWS IN EL VENDRELL

Comarruga / El Vendrell

<b>Price</b>	<b>€225,000</b>	✓ Views	✓ Backyard
Sur. built	120 m <sup>2</sup>	✓ Parking	✓ Terrace
Sur. util	96 m <sup>2</sup>	✓ Balcony	✓ Community pool
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		



## 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.

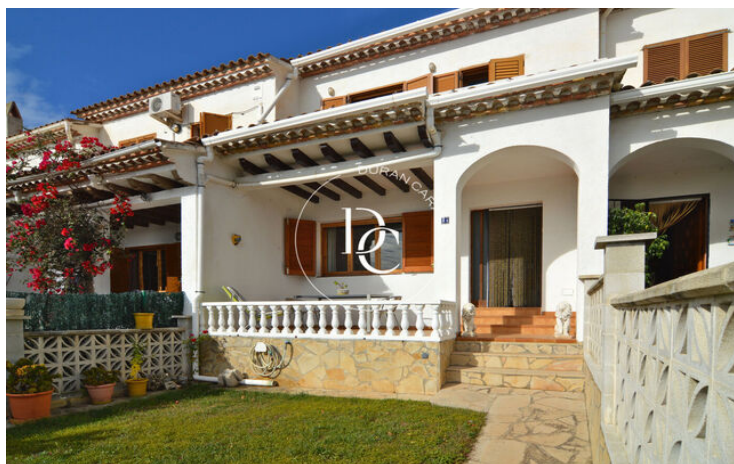
On the ground floor it offers a very bright living room [amp,] dining room thanks to its large window, an equipped kitchen, a 3-piece toilet and an access to the private garage for one vehicle.

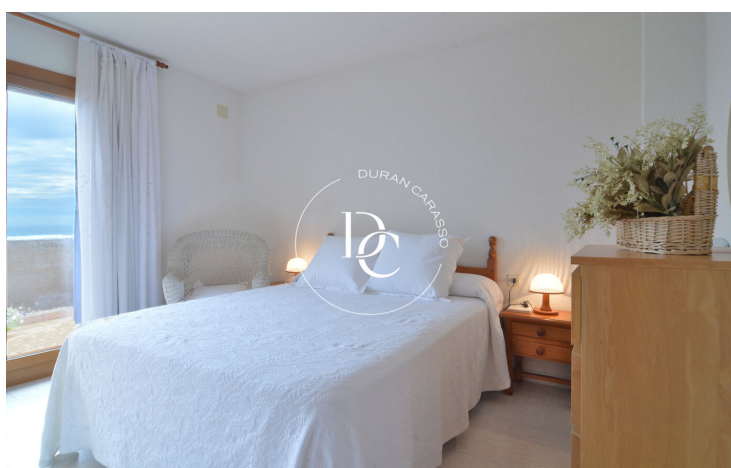
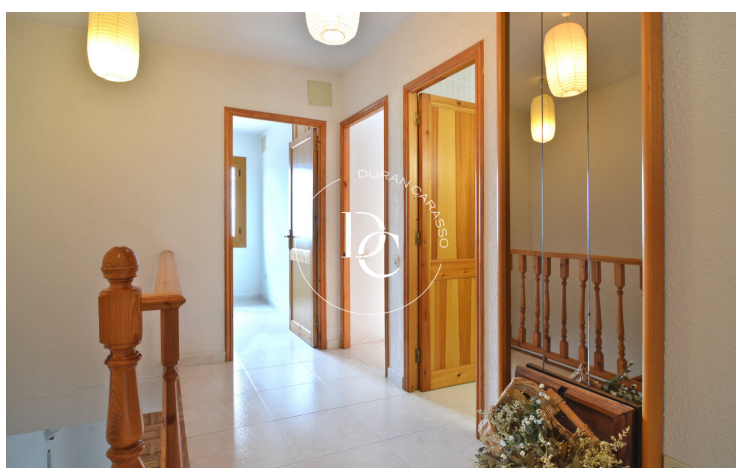
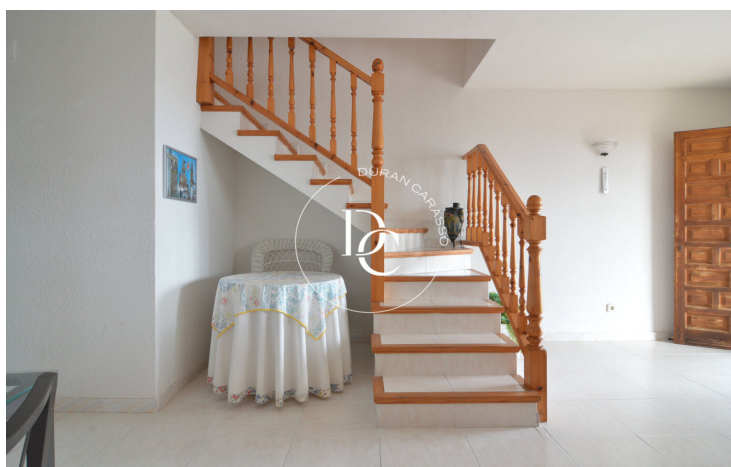
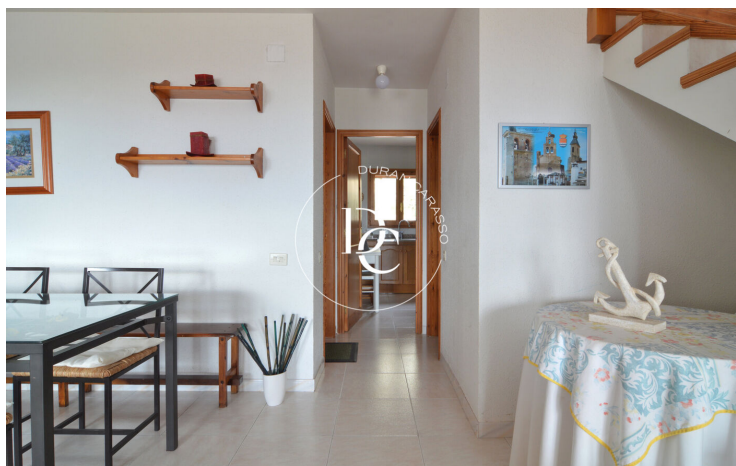
On the first floor, which is accessed through a loose staircase, we find a large hall that leads to 4 bedrooms, 3 doubles and one single, as well as a large 4-piece bathroom. All rooms have fitted wardrobes and 2 of them (the main double room and the single room facing South-East), offer access to a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





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