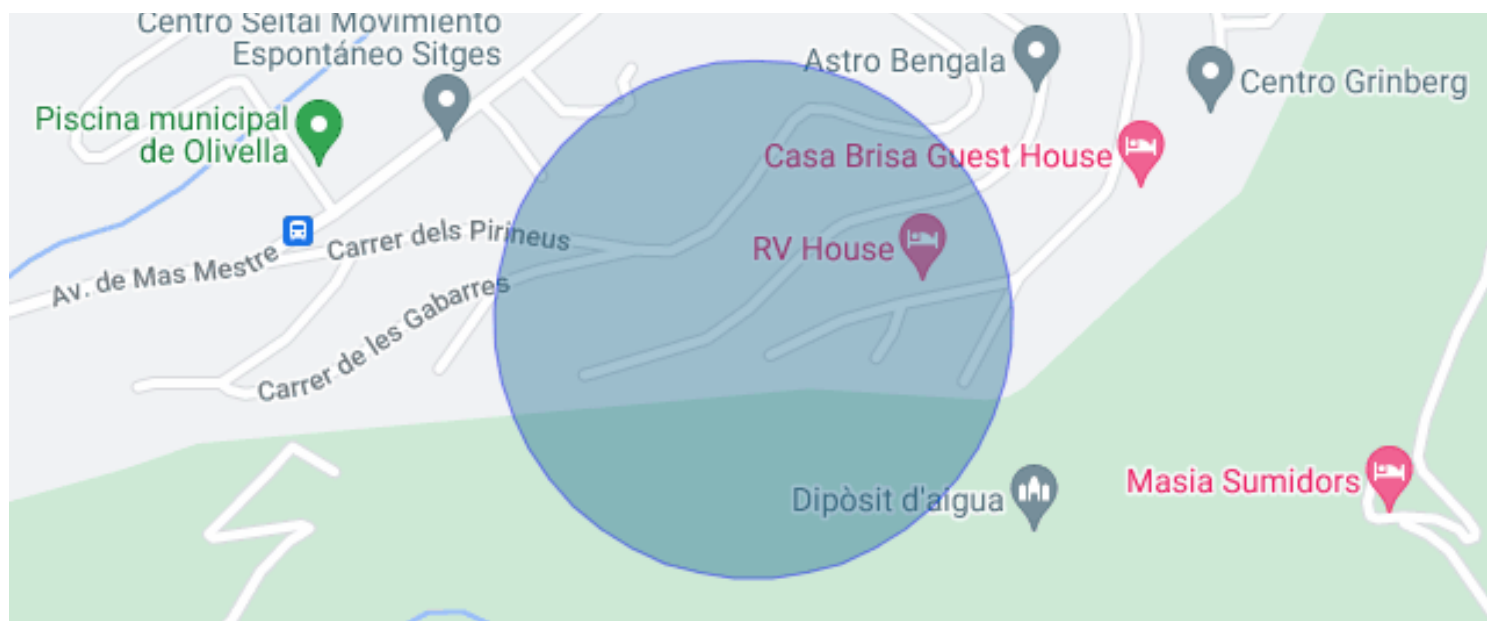


NEW 270M2 HOUSE WITH VIEWS AND TOURISTIC LICENSE

Olivella / Garraf

Price	€889,000	✓ Pool	✓ Air conditioning
Sur. built	345 m ²	✓ Heating	✓ Mountain views
Sur. util	270 m ²	✓ Backyard	✓ Storage
Bedrooms	4	✓ Furnished	✓ Fireplace
Bathrooms	4	✓ Parking	✓ Terrace
Plot	980 m ²	✓ Balcony	✓ Outside
Energy classification	D	✓ Tourist license	
Emissions rating	D		
Year of construction	2007		



Olivella / Garraf

Single-family house from 2007, fully renovated, 270m2 usable space, 4 bedrooms, 2 living rooms, pool with waterfall, panoramic views of the forest and mountains, and the latest in climate control systems for the home... Sounds good, right? And what if we add to all this being just 10 minutes from the sea, from Sitges, from Sant Pere de Ribes, from the main international schools, and the main routes to the international airport and Barcelona? Plus, it comes with a tourist license for up to 12 people and a Californian style that you will love. Let me tell you a bit more.

We enter the house on the main floor and are greeted by an open-plan, completely open space with breathtaking views. This space connects the open kitchen with the main living room, which has a fireplace, and another area that can be used as a second living room, office space, or whatever is needed—it's a very dynamic space. These spaces are also connected through a beautiful interior patio with a fountain, which becomes the ideal calm corner of the house. From the living room and kitchen, we can access the outdoor solarium and pool area. This level also has a guest toilet.

The outdoor area is a real delight, with its views, infinity pool with a waterfall, and the beautiful gazebo designed for enjoying this space to the fullest during the good weather. Through the entrance ramp, we also have access to the garage.

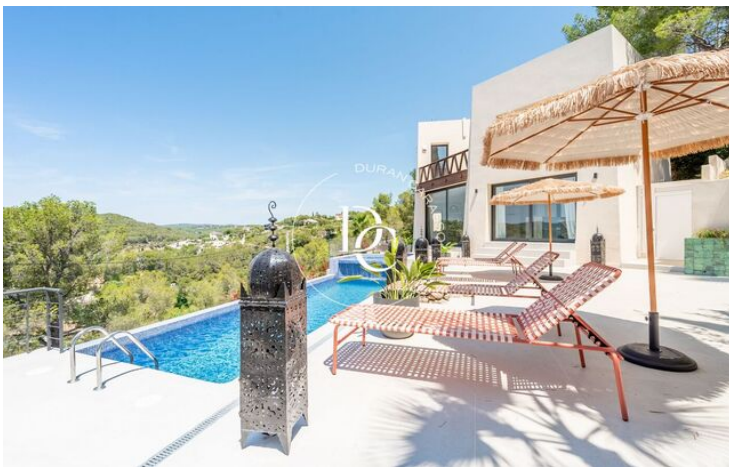
On the upper floor, we find 3 large double bedrooms, one of them en suite, and the other 2 sharing a spacious bathroom with a shower and bathtub. Two of these bedrooms are exterior and share a unique walkway that connects them and offers wonderful green views.

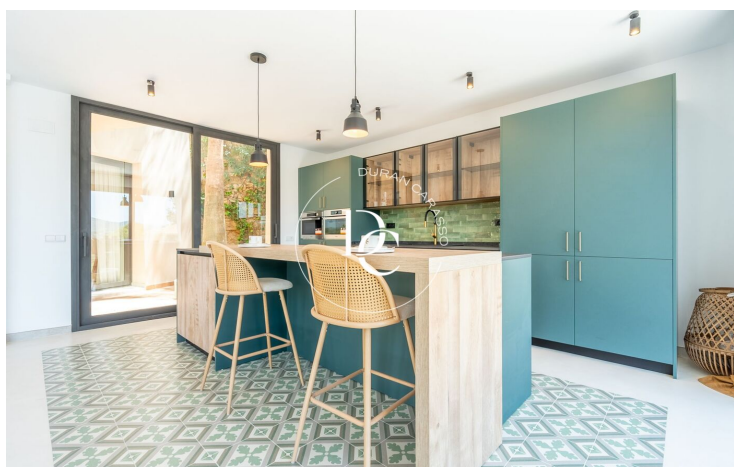
On the lower floor of the house, we find a room that is a dynamic space, perfect for meeting the needs of our family. It has a full bathroom and can be a master bedroom or a guest room independent of the other bedrooms, a games room, office... Whatever we prefer.

As mentioned, the house has just been completely renovated with great taste and care, along with the latest in comfort. It features aerothermal heating and cooling for all rooms, underfloor heating, aluminum windows, and electric shutters. Everything to make life easier and as comfortable as possible in our home.

The house is ready to move into, waiting for its new owners, who, if interested, can even acquire the house with the current furniture.

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