



## GROUND FLOOR FOR SALE IN GOLF-CAN TRABAL

Golf-Can Trabal / Sant Cugat del Vallès

|                       |                    |                    |                    |
|-----------------------|--------------------|--------------------|--------------------|
| <b>Price</b>          | <b>€1,350,000</b>  | ✓ Pool             | ✓ Air conditioning |
| Surface               | 329 m <sup>2</sup> | ✓ Heating          | ✓ Views            |
| Bedrooms              | 5                  | ✓ Backyard         | ✓ Lift             |
| Bathrooms             | 5                  | ✓ Parking          | ✓ Terrace          |
| Energy classification | G                  | ✓ Built in closets |                    |
| Emissions rating      | G                  |                    |                    |
| Year of construction  | 2000               |                    |                    |



## Golf-Can Trabal / Sant Cugat del Vallès

Exclusive ground floor at 4 winds, with a large private garden and independent access, to reform.

Located in Can Trabal, overlooking green areas.

It is located in the golf district of Sant Cugat del Vallès, in a quiet residential area surrounded by nature, a stone's throw from Barcelona.

Areas: 287 m2 of housing, 105 m2 of covered terrace and 318 m2 of private garden at living room level, facing south and with unobstructed views of the green area and Collserola.

Parking and storage rooms available in the same building.

The private garden includes a centenary olive tree, jasmine and a perimeter fence of cypresses.

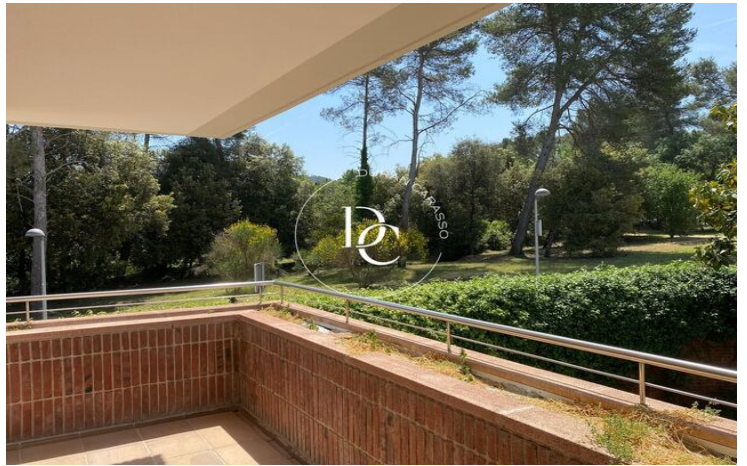
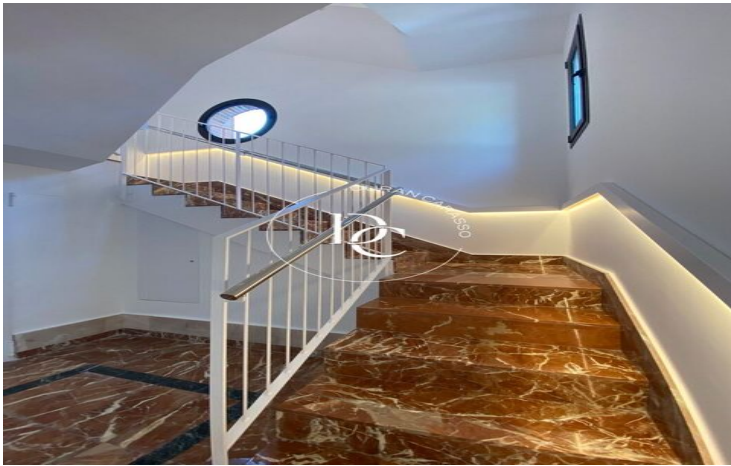
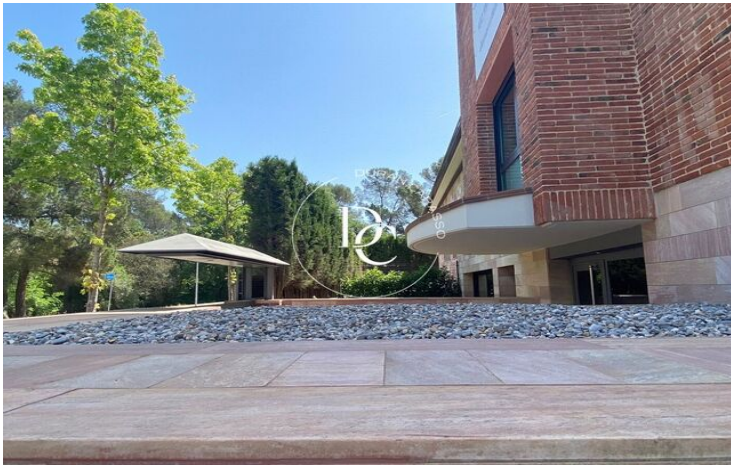
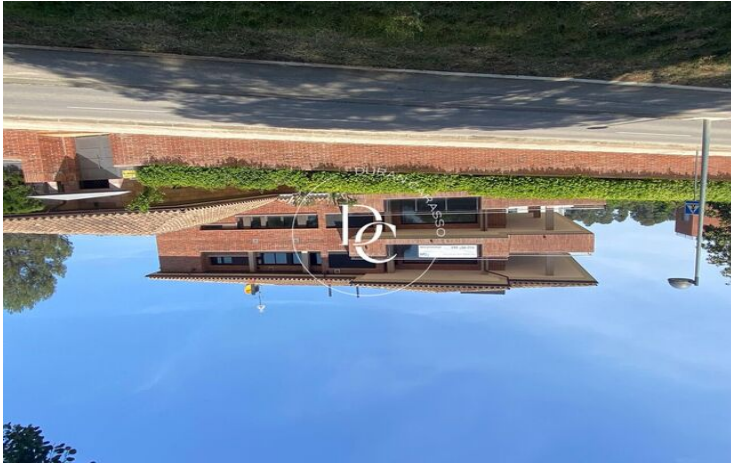
Fully refurbished building, with common areas, parking, community garden and swimming pool, elevator and lobby.

Housing with interior to rehabilitate by the buyer. Optionally, we propose different compositions that include en-suite rooms, dressing rooms, courtesy toilets, large living-dining rooms and kitchens, a large covered terrace on one level and a private garden, a built-in barbecue and a community garden with a swimming pool.

Create the home of your dreams.

Live where you deserve to live.









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