

## LUXURY HOUSE WITH POOL FOR SALE IN VALLDOREIX, SANT CUGAT DEL VALLÈS

Valldoreix / Sant Cugat del Vallès

<b>Price</b>	<b>€1,950,000</b>	✓ Pool	✓ Air conditioning
Sur. built	535 m <sup>2</sup>	✓ Heating	✓ Backyard
Bedrooms	4	✓ Lift	✓ Parking
Bathrooms	3	✓ Terrace	
Plot	480 m <sup>2</sup>		
Energy classification	E		
Energy performance index	186.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	37.00 co/m <sup>2</sup> year		



## Vallldoreix / Sant Cugat del Vallès

Spectacular single-family home with four winds in the prestigious area of Can Cadena, Vallldoreix.

The home is located in a privileged location, offering quick and comfortable access to Barcelona (6 minutes via Vía Augusta) and the Barcelona-El Prat Airport (15 minutes). In addition, it is just 400 meters from the railway station and 1,200 meters from the access to the Vallvidrera Tunnel, facilitating transportation in all directions.

The property is corner and has access from two streets. The plot consists of 480 m<sup>2</sup> and has a constructed area of 535 m<sup>2</sup>. It has a basement garage with space for three cars and a storage room, which is accessed from the side of the house.

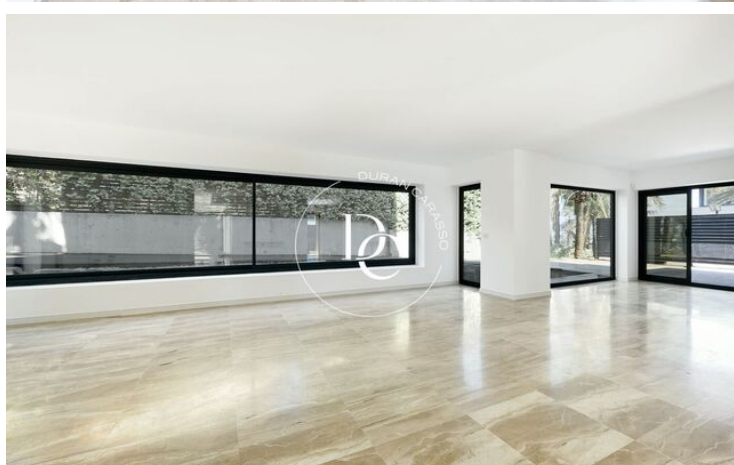
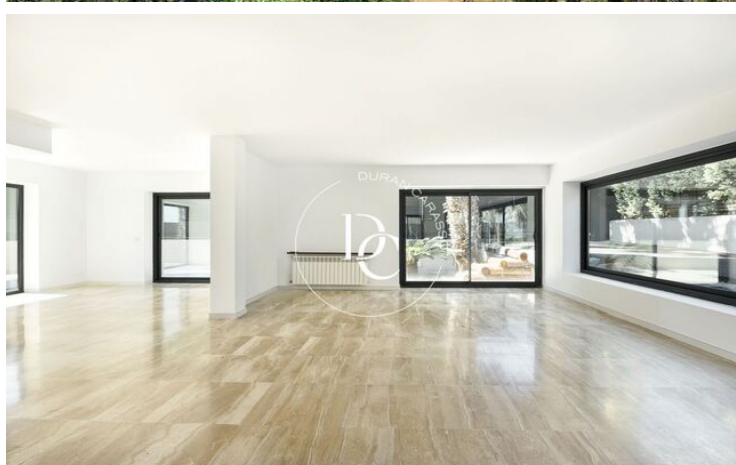
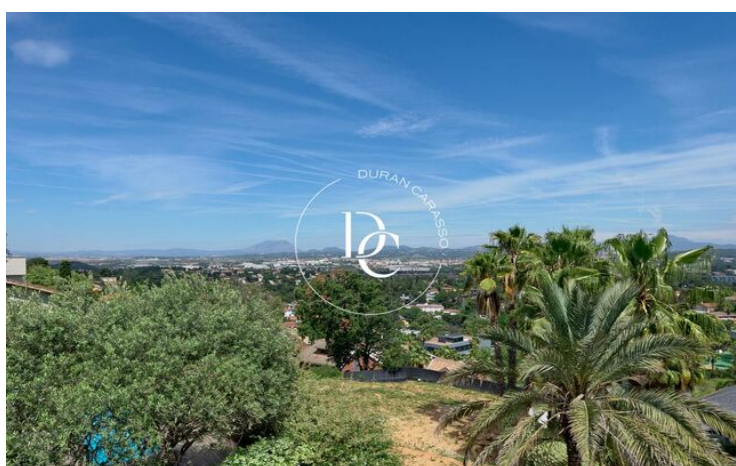
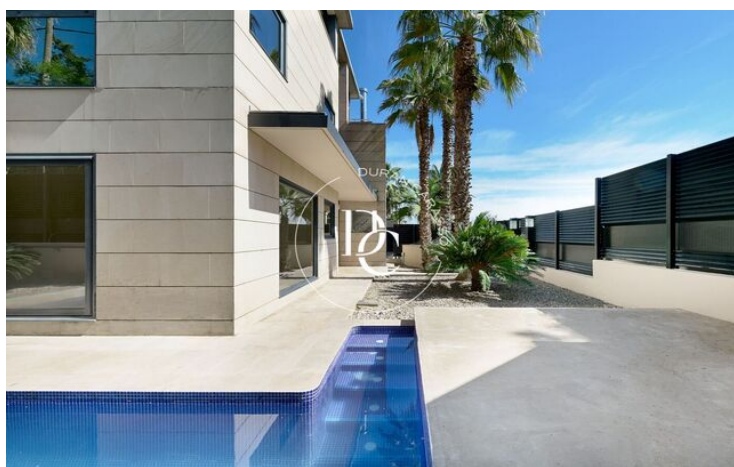
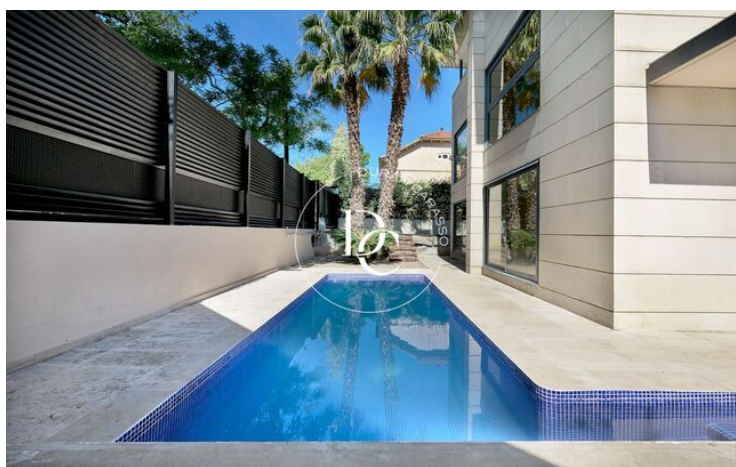
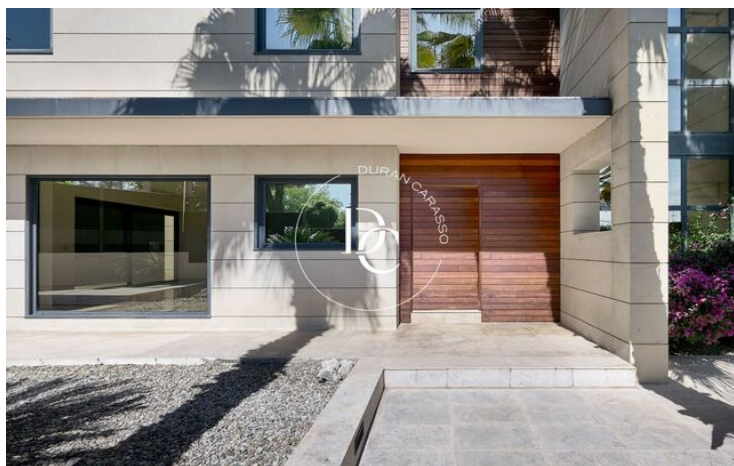
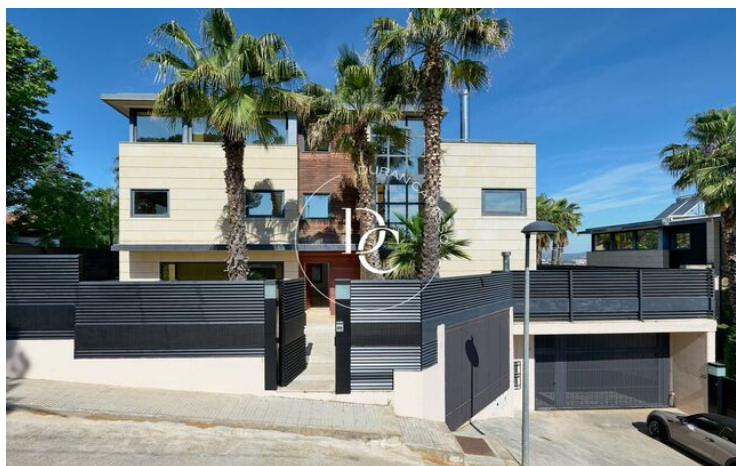
On the ground floor, there is a large living room, which includes a cozy library and large windows that allow abundant natural light to enter. The modern and fully equipped kitchen-office, together with a dining room, create a perfect space for daily life and for receiving guests. In addition, a guest bathroom is located on this floor.

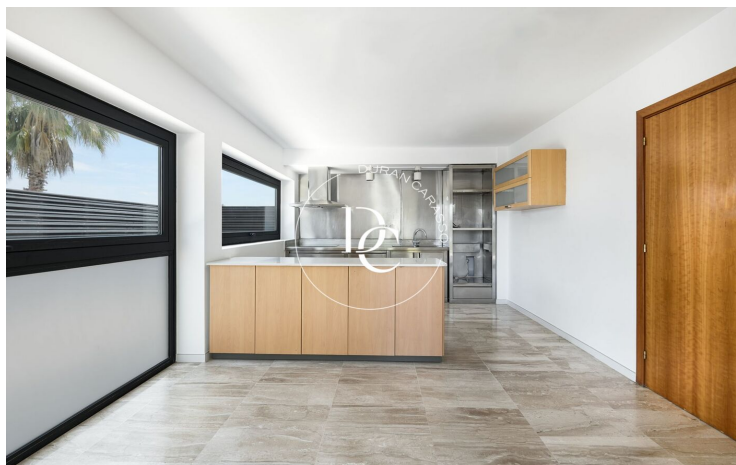
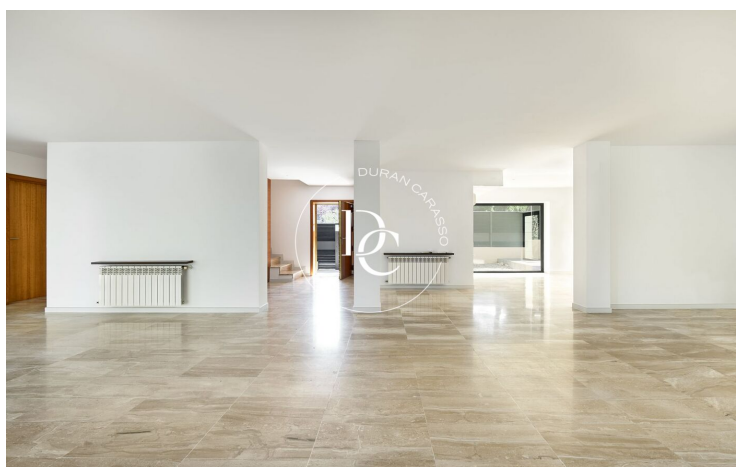
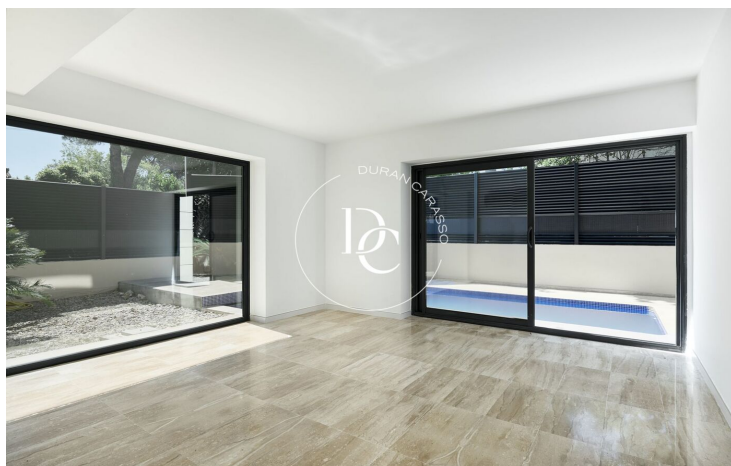
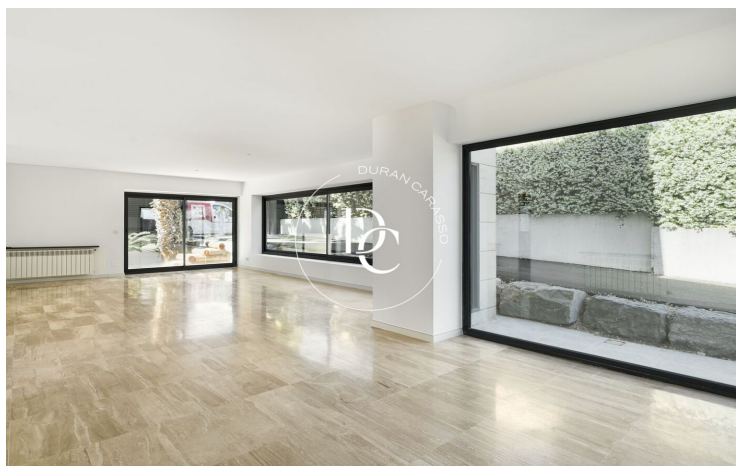
On the first floor, the house has a master suite with dressing room and private bathroom, as well as three double bedrooms with built-in wardrobes. These bedrooms share two additional bathrooms, all with high quality finishes. The parquet floor on this floor provides a warm and elegant touch.

The second floor offers an open space with multiple possibilities. It can be used as a work area with stunning mountain views or as a semi-open gym/leisure area, ideal for entertaining or relaxing.

Outside, the house is surrounded by a carefully landscaped garden with palm trees and an automatic irrigation system. At the front of the property is a beautiful swimming pool, perfect to enjoy on warm summer days. At the back, there is a large patio, ideal for hosting barbecues or enjoying outdoor meals with friends and family.

The house is equipped with all modern comforts, including air conditioning, heating, i...





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