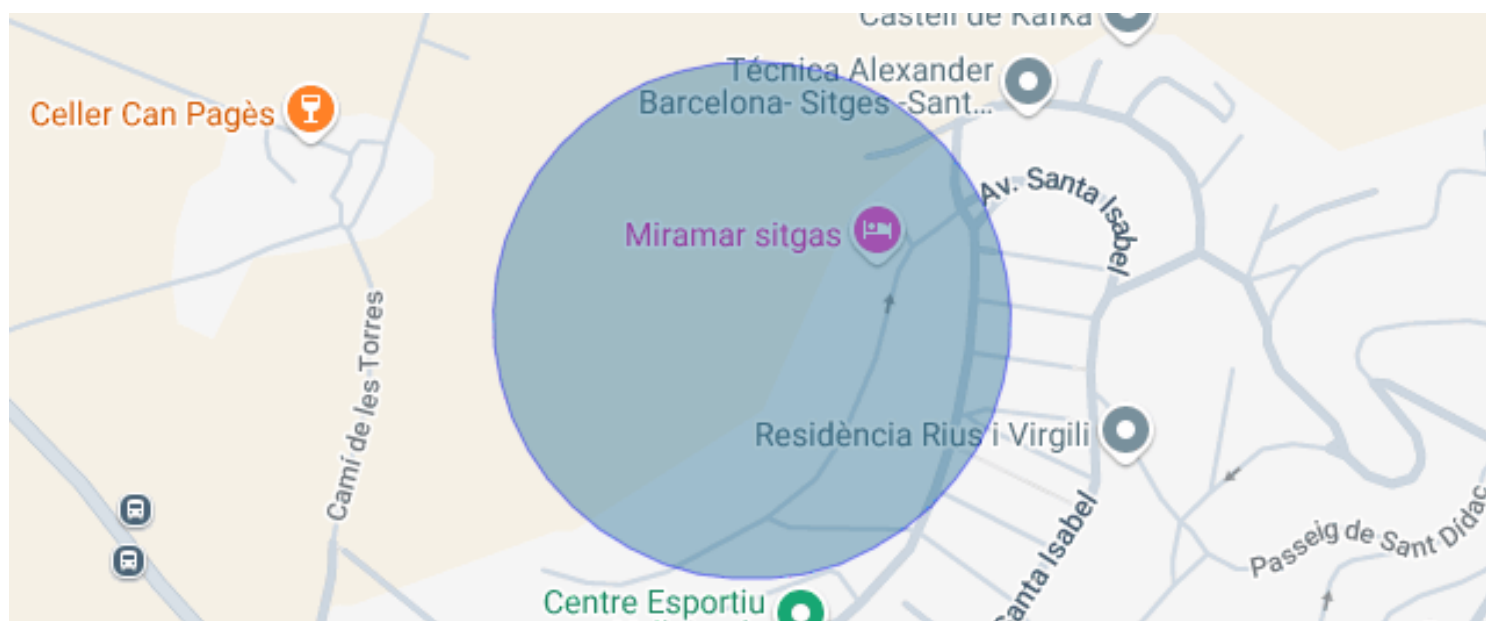




## BEAUTIFUL MODERN VILLA IN SITGES

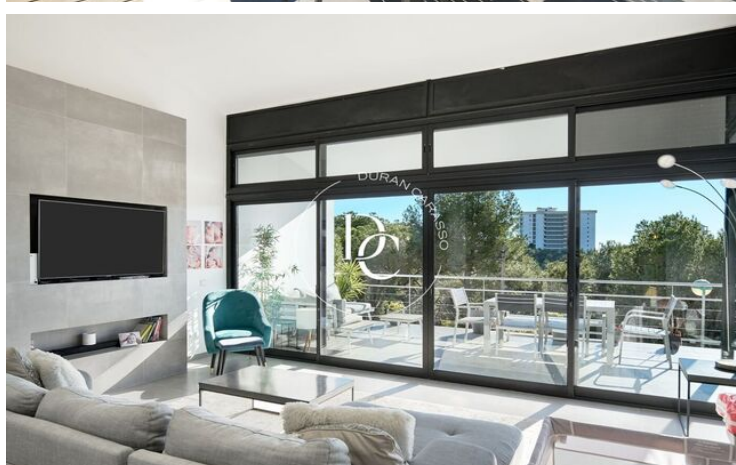
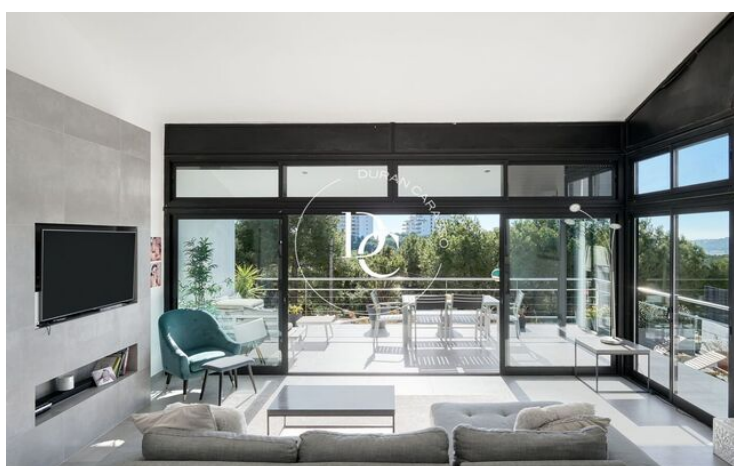
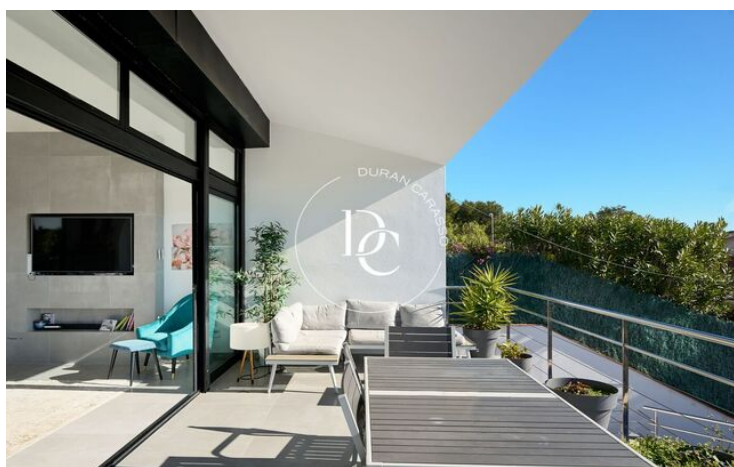
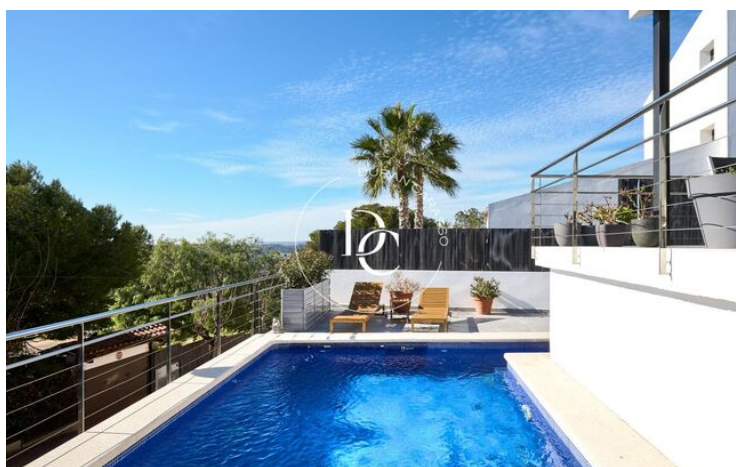
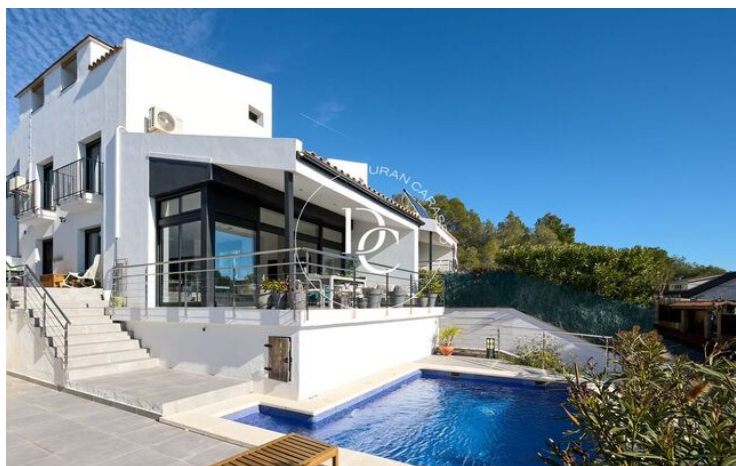
Sant Pere de Ribes / Garraf

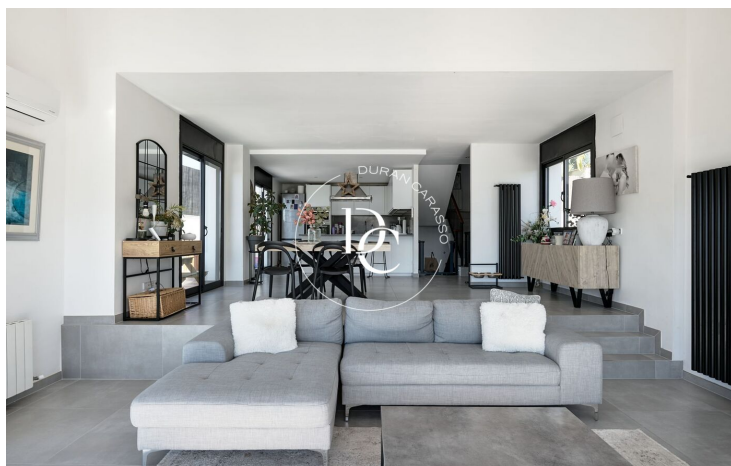
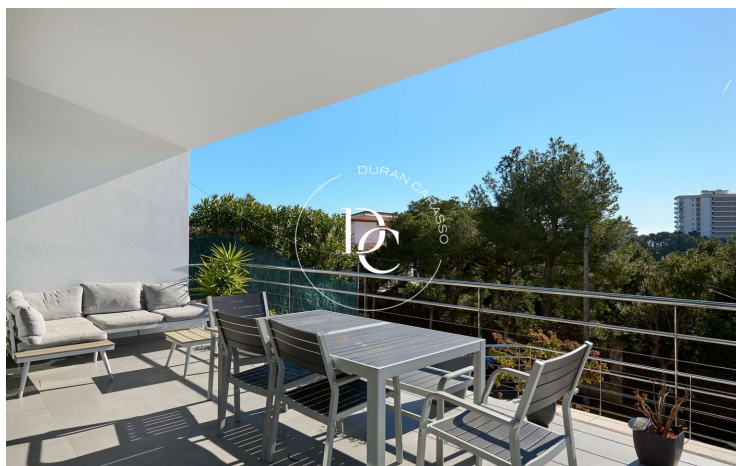
|                          |                                 |                    |                    |
|--------------------------|---------------------------------|--------------------|--------------------|
| <b>Price</b>             | <b>€995,000</b>                 | ✓ Pool             | ✓ Air conditioning |
| Sur. built               | 298 m <sup>2</sup>              | ✓ Heating          | ✓ Mountain views   |
| Bedrooms                 | 4                               | ✓ Backyard         | ✓ Storage          |
| Bathrooms                | 3                               | ✓ Furnished        | ✓ Parking          |
| Plot                     | 396 m <sup>2</sup>              | ✓ Terrace          | ✓ Balcony          |
| Energy classification    | F                               | ✓ Built in closets | ✓ Outside          |
| Energy performance index | 296.00 kw h/m <sup>2</sup> year |                    |                    |
| Emissions rating         | E                               |                    |                    |
| Emissions                | 62.00 co/m <sup>2</sup> year    |                    |                    |
| Year of construction     | 2006                            |                    |                    |



## Sant Pere de Ribes / Garraf

Ideally situated in a very quiet and green section of Sitges is this wonderfully modern and comfortable family gem in Vallpineda. Built in 2006, this 3 storey house has wonderful natural light on all sides and great liveability due to the open layout. The total space is comprised of 298m<sup>2</sup> and includes high ceilings, large windows and charming balconies. The large salon has vaulted ceilings and reaches out to a spacious covered terrace overlooking the pool and local landscape. The open kitchen also enjoys this wide space and overlooks the dining and living rooms, making it a great home for entertaining both indoors and outdoors with direct access to the barbecue area, back garden and front pool. With 1 en suite downstairs with garden access and 2 double bedrooms sharing a bathroom on the first floor, the en suite master bedroom sits atop it all with vaulted ceilings, wonderful light and rustic views as well as a small office and storage area. All upstairs bedrooms have large wardrobes and balconies. There is more space beneath it all with an easy accessible 2-car garage and basement laundry and/or storage room. The front pool is perfectly positioned for privacy and accessible from the salon while the side barbecue area connects to the lovely garden which wraps around the side and back of the house facing the rustic lands of the Garraf towards neighboring Sant Pere de Ribes. This modern house has air conditioning, gas heating, great storage and could be easily adapted to solar power and is a great option for living in a very family-oriented and vibrant community in Sitges and Sant Pere de Ribes like Vallpineda, a guarded community with many sports facilities, green space and the British School of Barcelona.





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