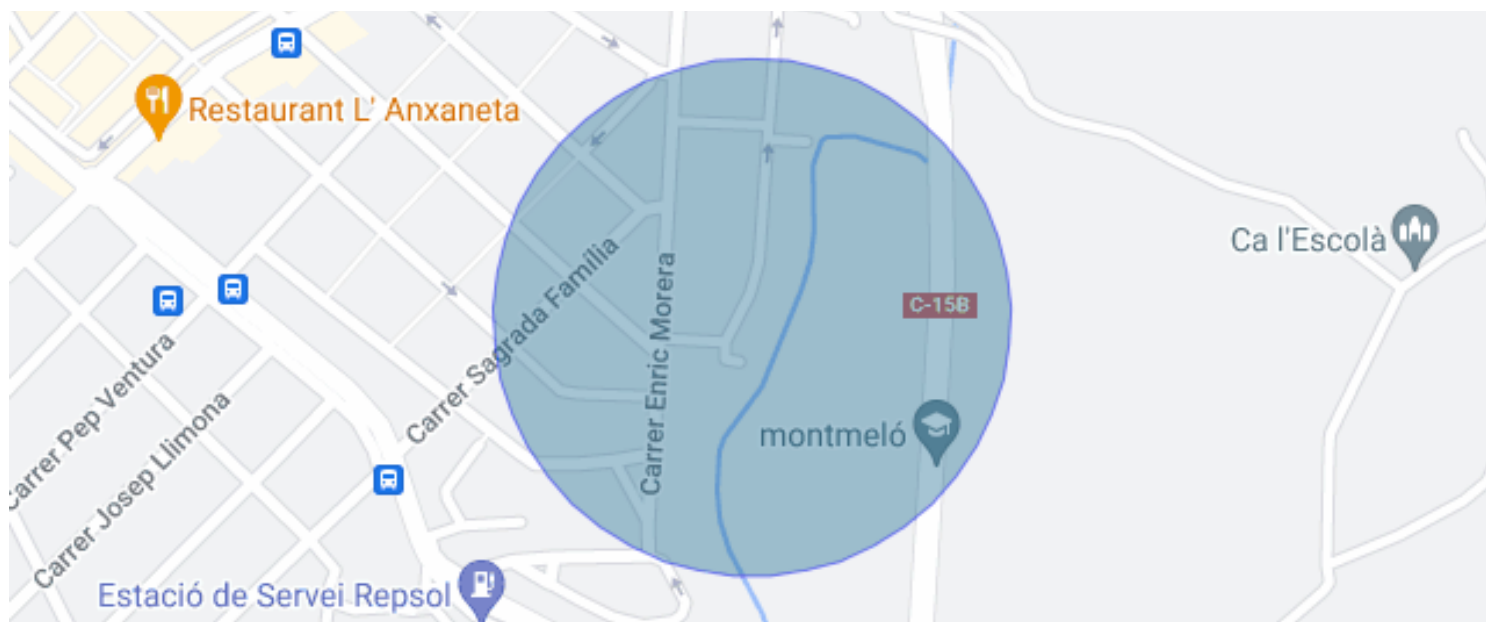




## 297 SQM HOUSE WITH VIEWS FOR SALE IN SANT PERE DE RIBES

Els Patos / Sant Pere de Ribes

|                          |                                 |                  |                    |
|--------------------------|---------------------------------|------------------|--------------------|
| <b>Price</b>             | <b>€765,000</b>                 | ✓ Pool           | ✓ Heating          |
| Sur. built               | 297 m <sup>2</sup>              | ✓ Mountain views | ✓ Backyard         |
| Sur. util                | 150 m <sup>2</sup>              | ✓ Storage        | ✓ Furnished        |
| Bedrooms                 | 4                               | ✓ Fireplace      | ✓ Parking          |
| Bathrooms                | 3                               | ✓ Terrace        | ✓ Built in closets |
| Plot                     | 406 m <sup>2</sup>              | ✓ Outside        |                    |
| Energy classification    | F                               |                  |                    |
| Energy performance index | 313.00 kw h/m <sup>2</sup> year |                  |                    |
| Emissions rating         | F                               |                  |                    |
| Emissions                | 66.00 co/m <sup>2</sup> year    |                  |                    |
| Year of construction     | 1996                            |                  |                    |
| Floor                    | 1                               |                  |                    |



## Els Patos / Sant Pere de Ribes

Located in the peaceful and picturesque area of Sant Pere de Ribes, known as “Los Patos,” we find this fantastic detached house, perfect for those seeking space, comfort, and a natural setting.

The home, spacious and bright, is spread over four floors: a basement, ground floor, second floor, and an attic space on the top floor.

The basement features a large private garage, a “box” type, with space for 2 cars, as well as a large additional area that can be used as a pantry, storage, or utility room.

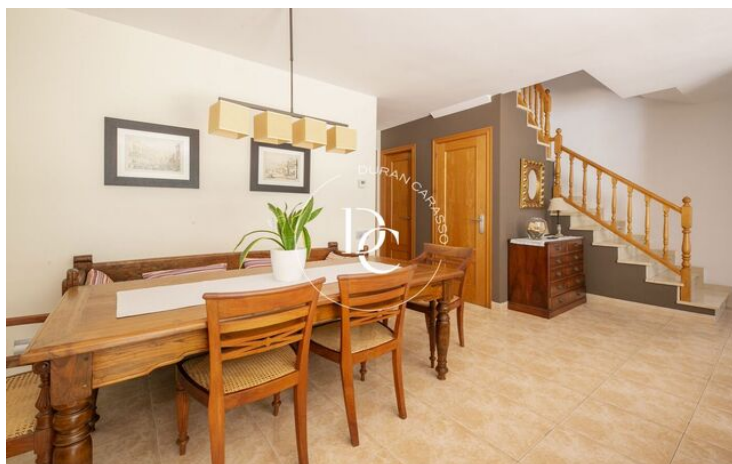
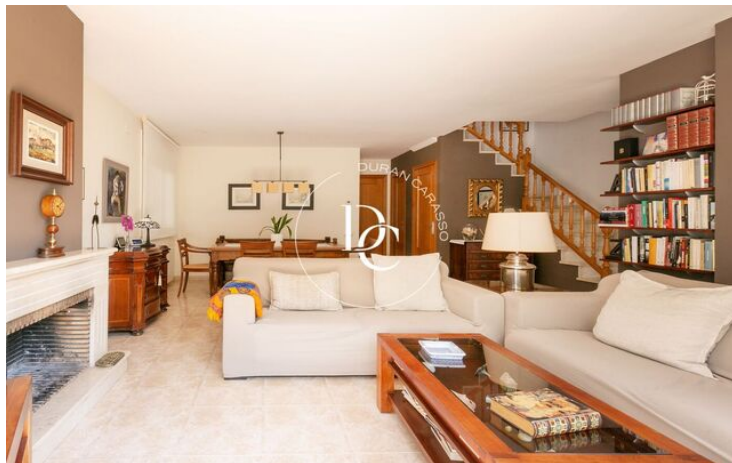
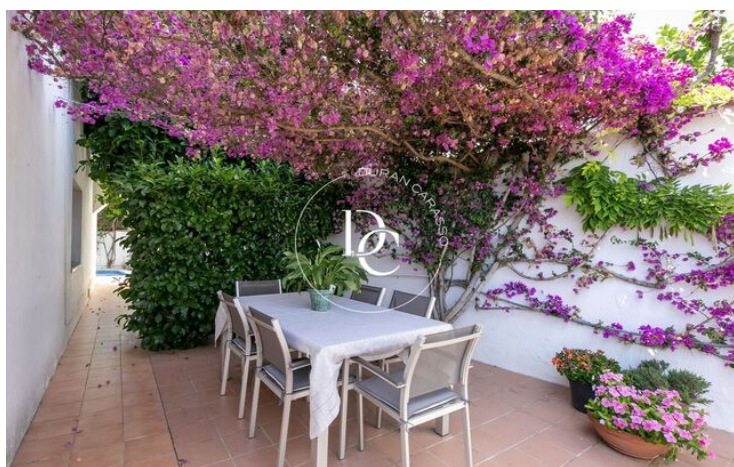
On the main floor, accessed from the garden, we find a cozy living-dining room, a guest bathroom, access to the basement, a double bedroom, and a fully equipped kitchen with access to a rear patio with a barbecue area. The patio includes a lovely summer dining area, shaded by a spectacular bougainvillea, making it the perfect place to enjoy long hours with friends and family.

On the second floor, we find three double bedrooms, one of which is en-suite, and a full bathroom. The south-facing bedrooms offer stunning views of the vineyards and the entire Garraf area. The master bedroom, located on the north side, with generous dimensions, offers clear views of the other houses in the area, with plenty of natural light.

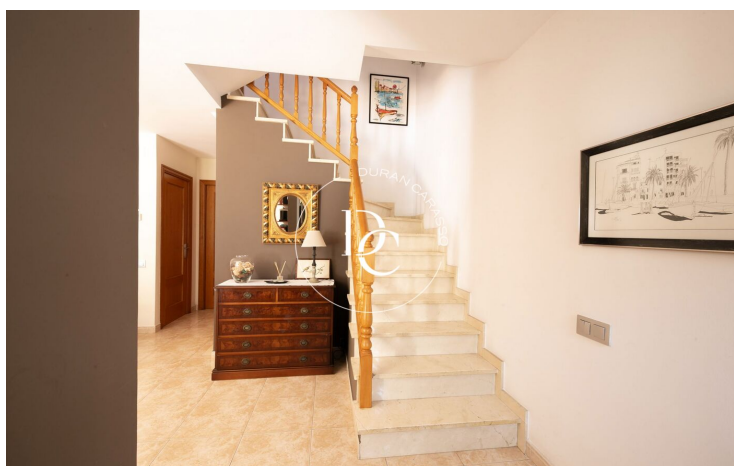
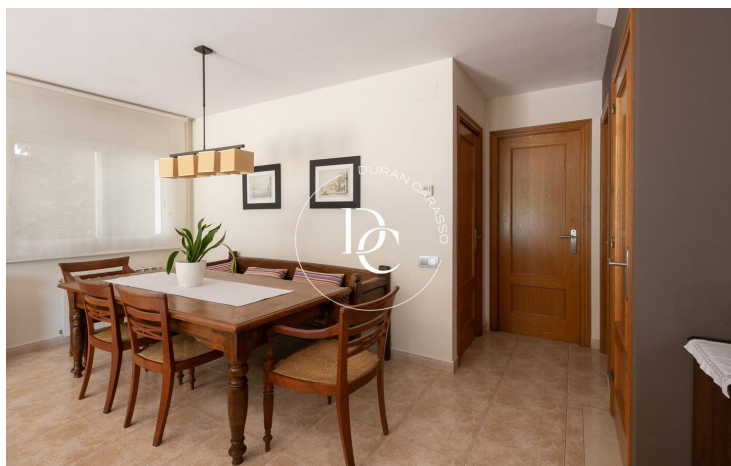
The top floor features a wonderful attic space, ideal for an office or entertainment area, with panoramic views and access to a terrace where you can enjoy the spectacular landscape.

Without a doubt, this home will make your life more pleasant, offering a comfortable and peaceful living environment in a privileged location.









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