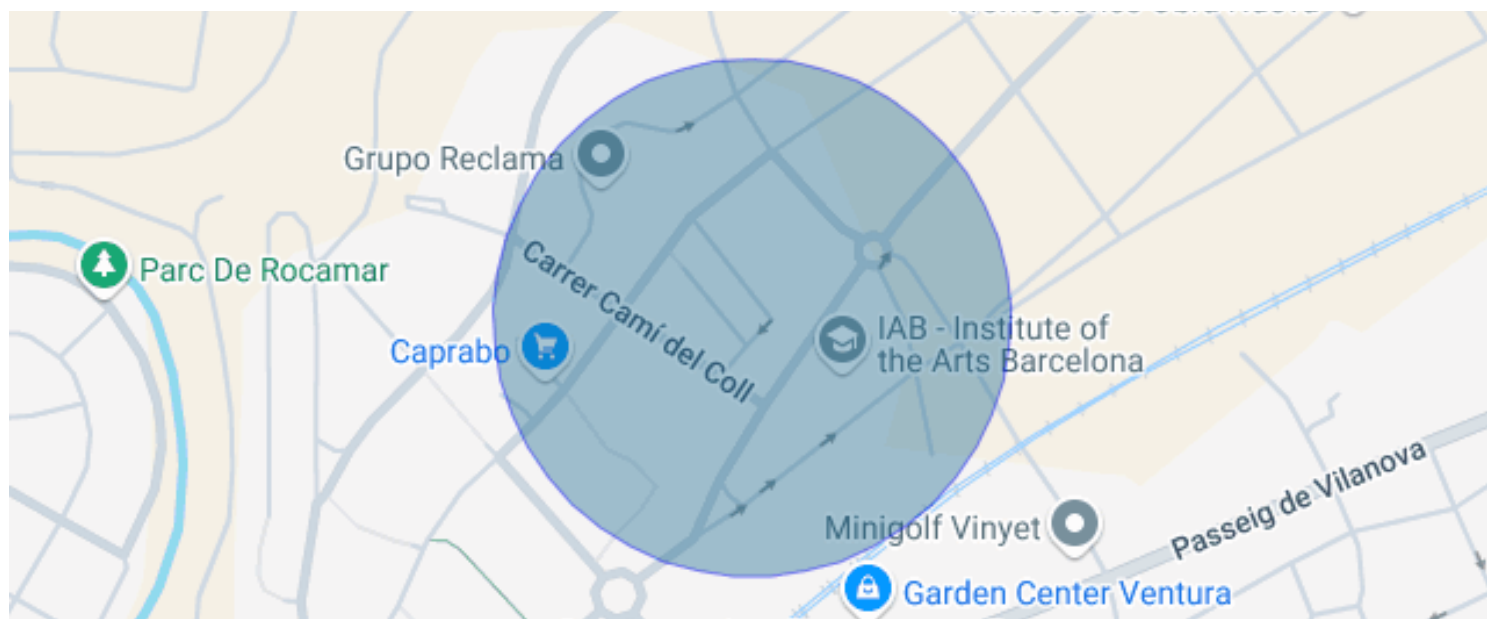


BEAUTIFUL GROUND FLOOR DUPLEX WITH 4 ROOMS

Sitges / Garraf

Price	€790,000	✓ Heating	✓ Views
Sur. built	138 m ²	✓ Backyard	✓ Furnished
Sur. util	110 m ²	✓ Parking	✓ Terrace
Bedrooms	4	✓ Built in closets	✓ Outside
Bathrooms	2	✓ Community pool	
Energy classification	E		
Energy performance index	189.00 kw h/m ² year		
Emissions rating	E		
Emissions	39.00 co/m ² year		
Year of construction	1998		



Sitges / Garraf

In the beautiful and peaceful residential area of Can Pei, you will find this beautiful and cozy 4-bedroom duplex, fully exterior and with East/West orientation.

The complex has a charming design, with ground floors and duplex penthouses, making you feel as if you were living in a detached house.

The property features two 20 m² terraces, one facing East and the other West, perfect for enjoying outdoor meals and barbecues with family and friends at any time of the year.

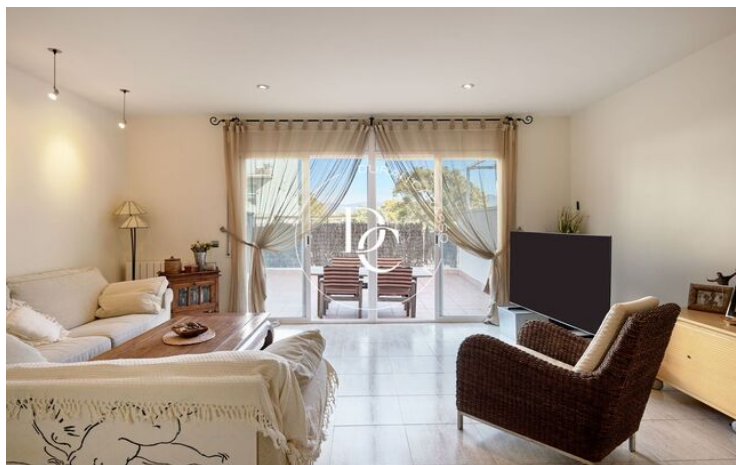
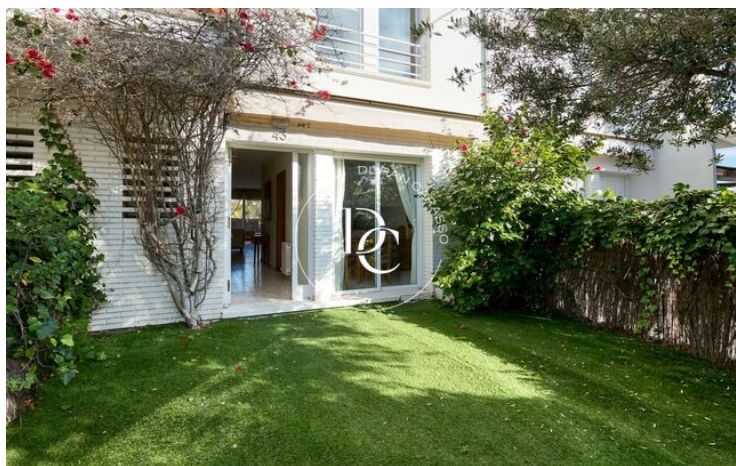
On the ground floor, there is a full bathroom with a shower, a spacious fully equipped kitchen with access to one of the terraces through sliding glass doors, and a very large living-dining room with large windows that fill the space with natural light and provide access to the other terrace, which opens onto a lovely communal area with a swimming pool.

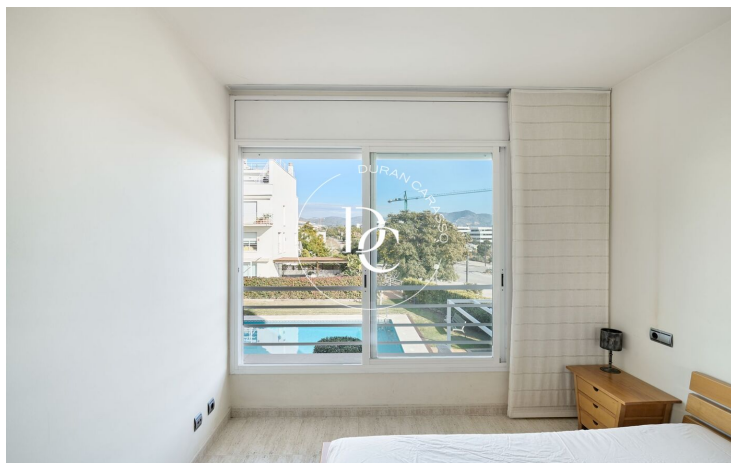
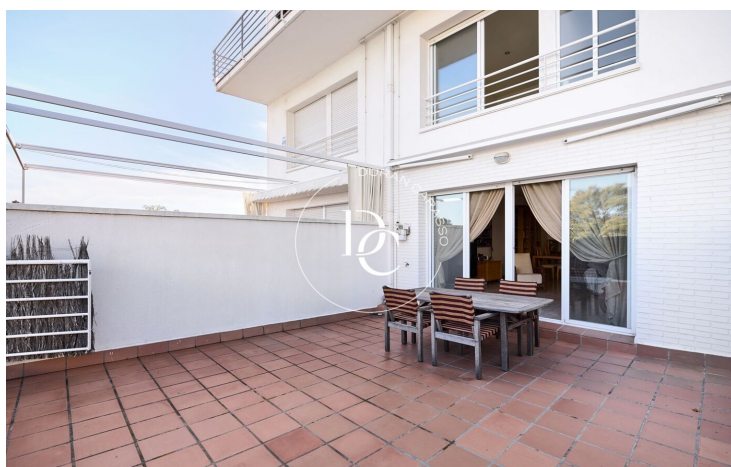
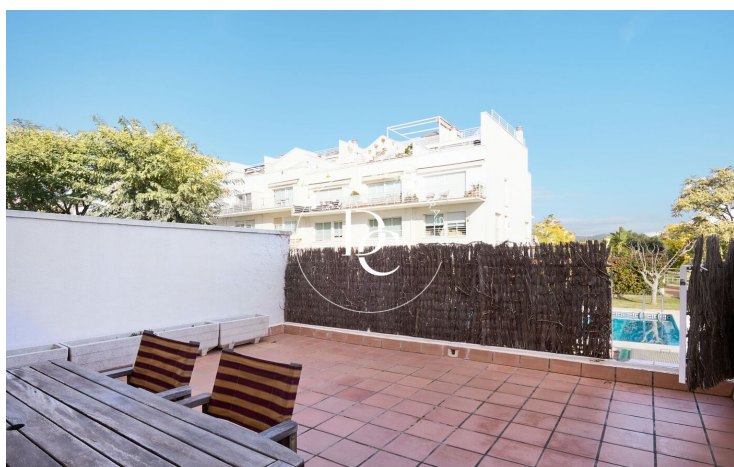
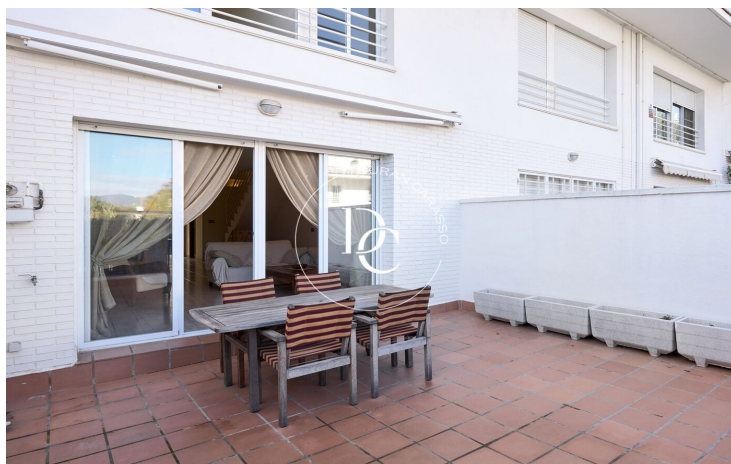
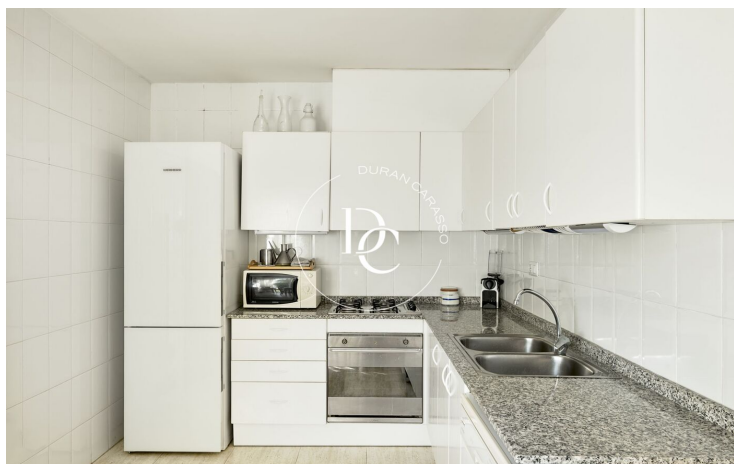
On the upper floor, you will find 2 double bedrooms, 2 single bedrooms, all exterior, a spacious landing that the owners have turned into a home office, and a full bathroom with a bathtub.

Additionally, the property has direct access to a private garage with space for 2 cars and a storage room—a versatile space that can be adapted to the family's needs.

The location is ideal: a quiet area close to the sea, surrounded by nature, and near national and international schools, supermarkets, and with excellent transport links. The bus stop is just 2 minutes away and connects to the city center and the airport. Plus, the beach is only a 10-minute walk away.

Don't miss the opportunity to visit this wonderful property!





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