

BEAUTIFUL GROUND FLOOR DUPLEX WITH 4 ROOMS

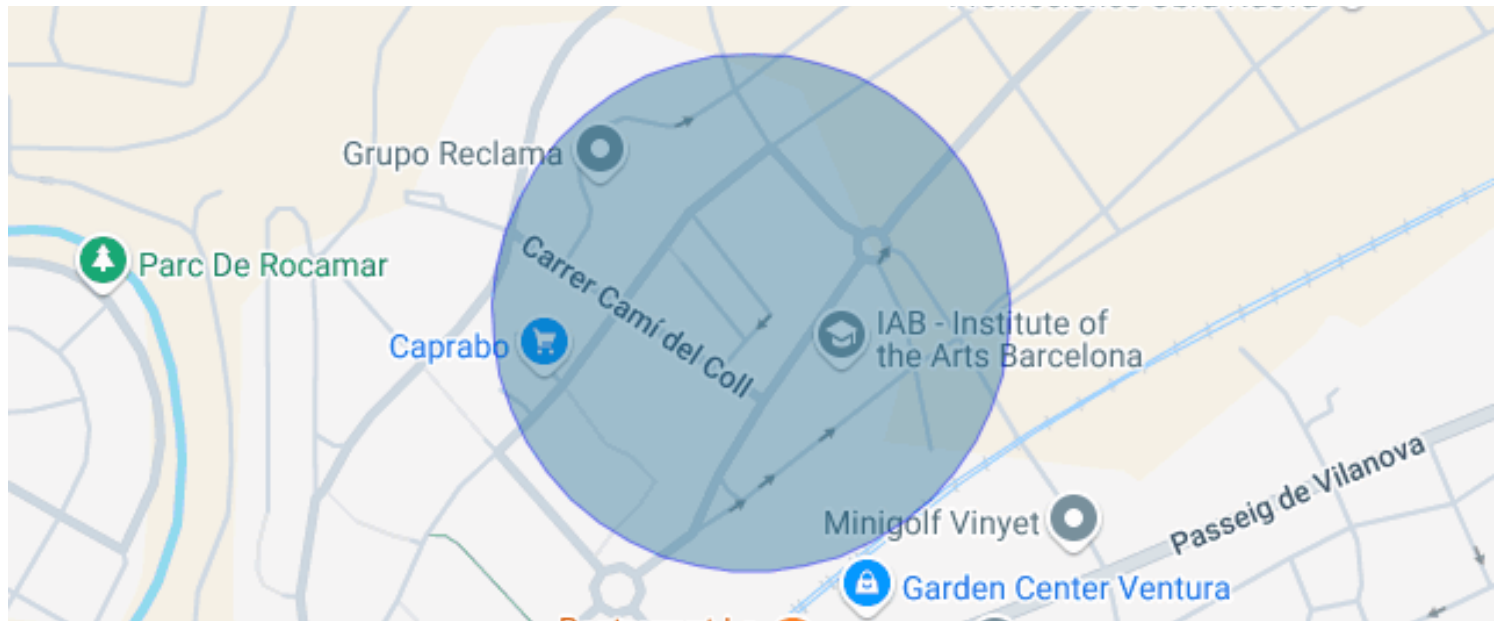
Sitges / Garraf

Price

€790,000

| | |
|--------------------------|---------------------------------|
| Sur. built | 138 m ² |
| Sur. util | 110 m ² |
| Bedrooms | 4 |
| Bathrooms | 2 |
| 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 |

- | | |
|--------------------|-------------|
| ✓ Heating | ✓ Views |
| ✓ Backyard | ✓ Furnished |
| ✓ Parking | ✓ Terrace |
| ✓ Built in closets | ✓ Outside |
| ✓ Community pool | |



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.

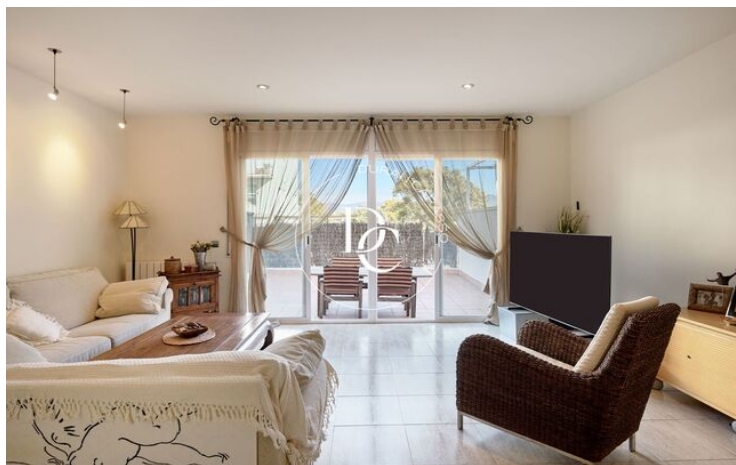
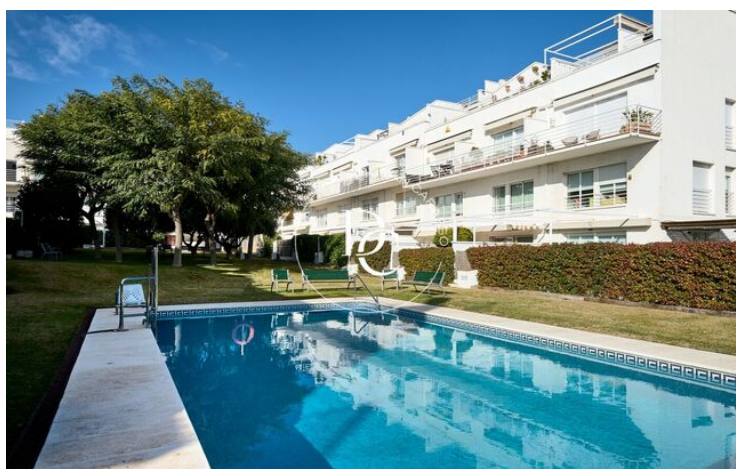
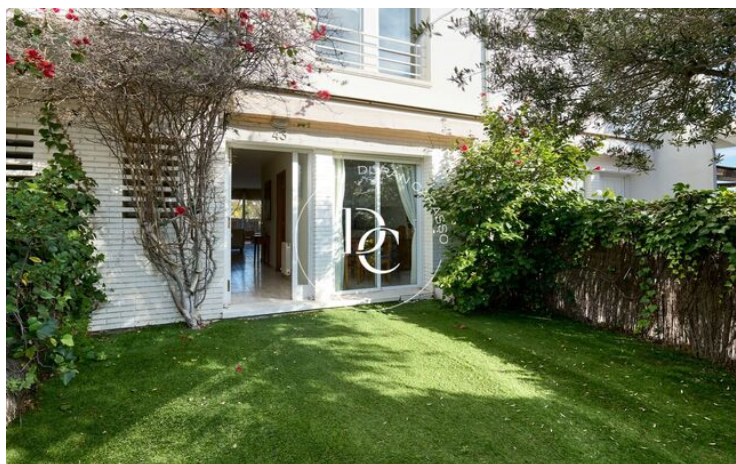
On the ground floor, there is a full bathroom with a shower, a spacious fully equipped kitchen with access to one of the terraces through sliding glass doors, and a very large living-dining room with large windows that fill the space with natural light and provide access to the other terrace, which opens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

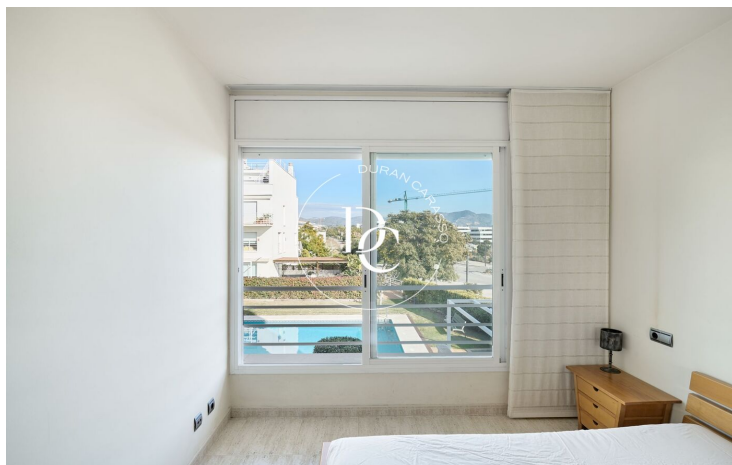
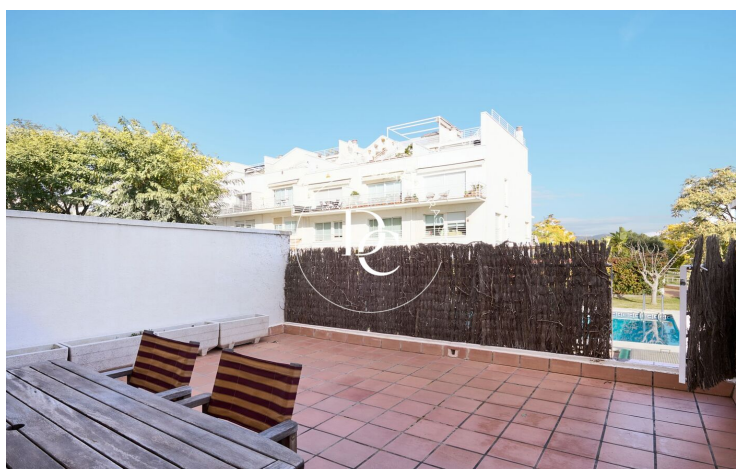
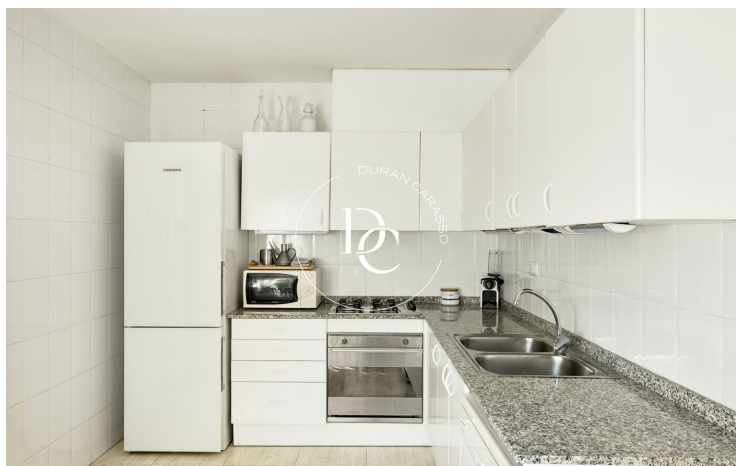
On the upper floor, you will find 2 double bedrooms, 2 single bedrooms, all exterior, a spacious landing that the owners have turned into a home office, and a full bathroom with a bathtub.

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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