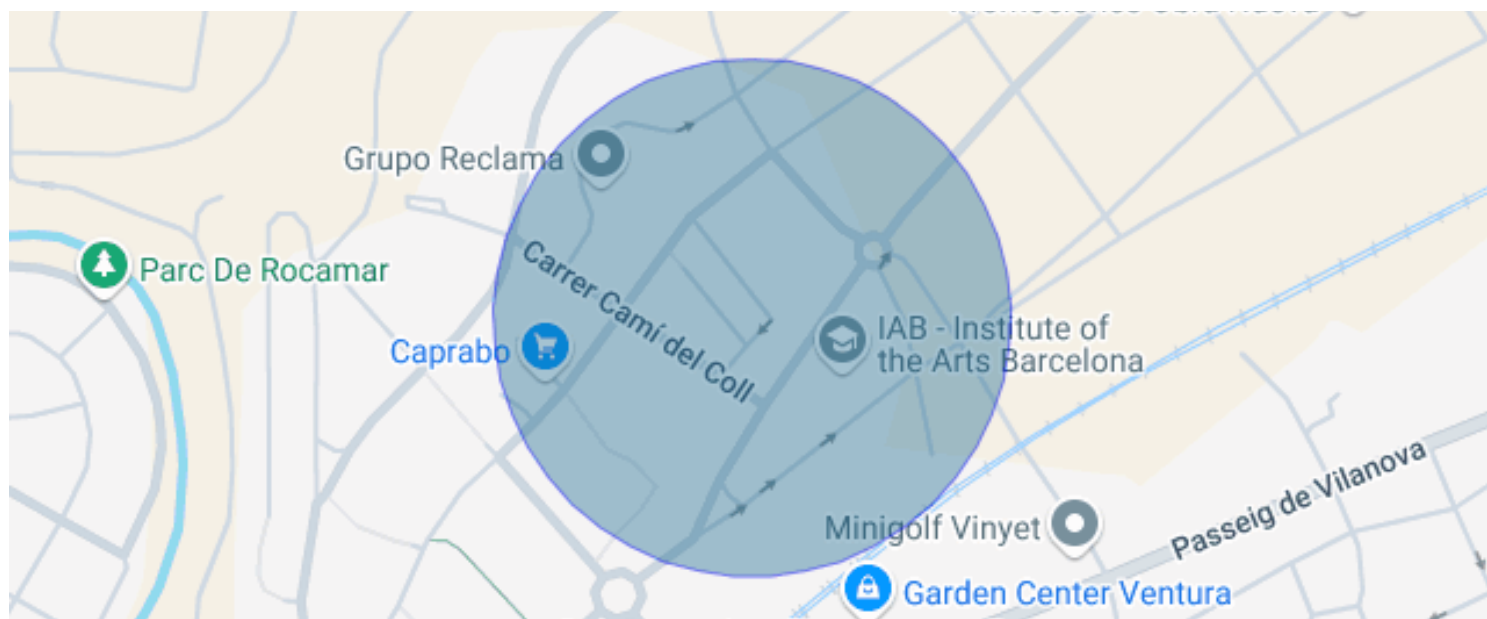


BEAUTIFUL GROUND FLOOR DUPLEX WITH 4 ROOMS

Sitges / Garraf

Price	€790,000	✓ Heating	✓ Views
Sur. built	138 m ²	✓ Backyard	✓ Furnished
Bedrooms	4	✓ Parking	✓ Terrace
Bathrooms	2	✓ Built in closets	✓ Outside
Energy classification	E	✓ Community pool	
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.

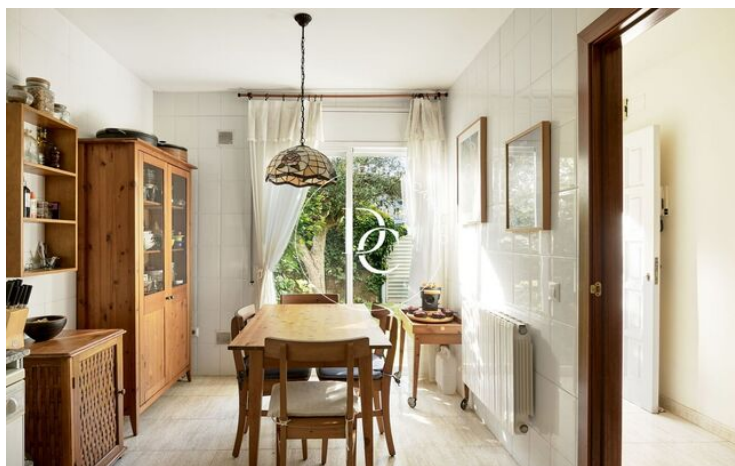
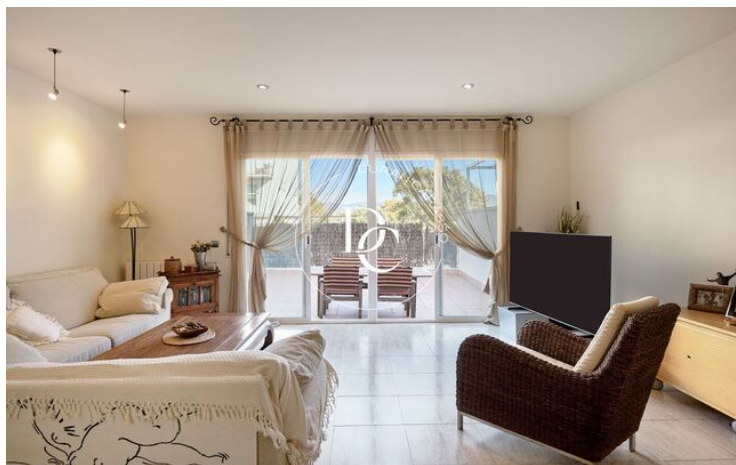
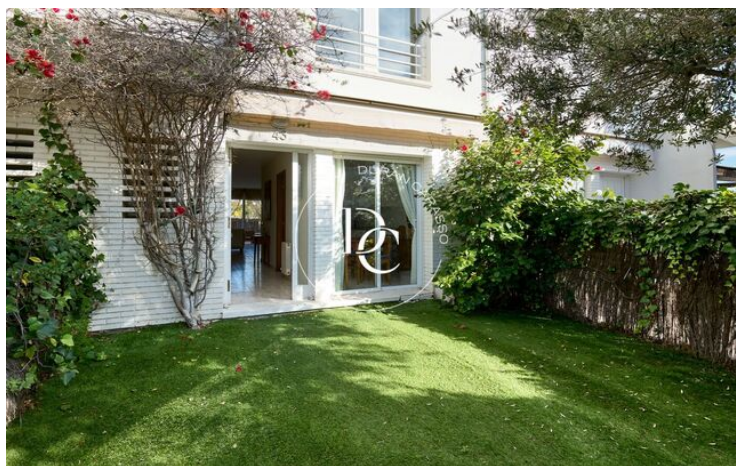
On the ground floor, there is a full bathroom with a shower, a spacious fully equipped kitchen with access to one of the terraces through sliding glass doors, and a very large living-dining room with large windows that fill the space with natural light and provide access to the other terrace, which opens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

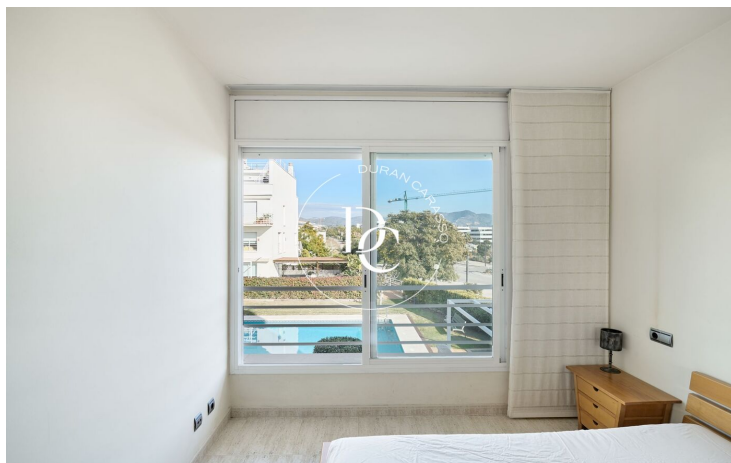
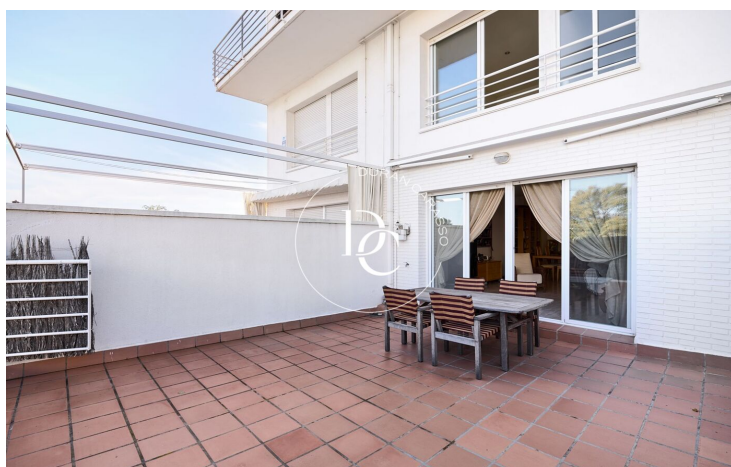
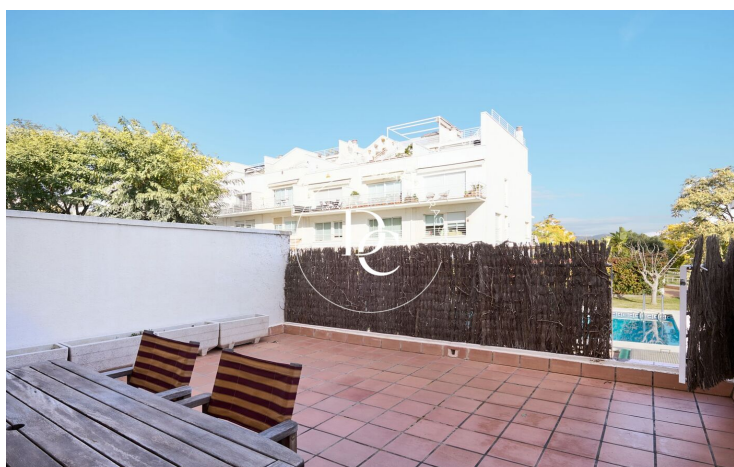
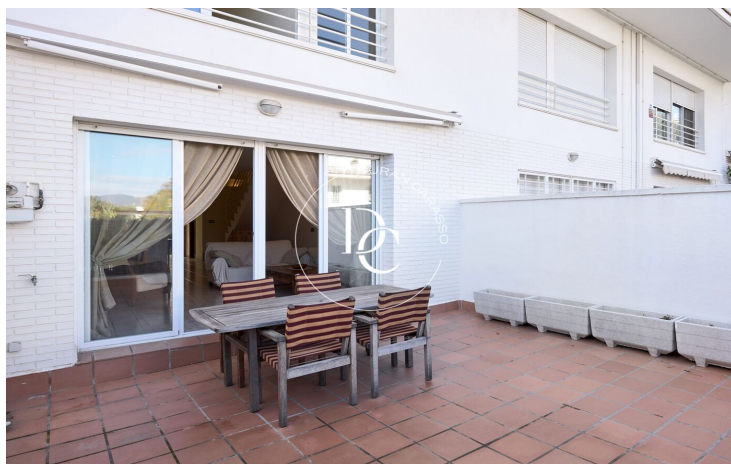
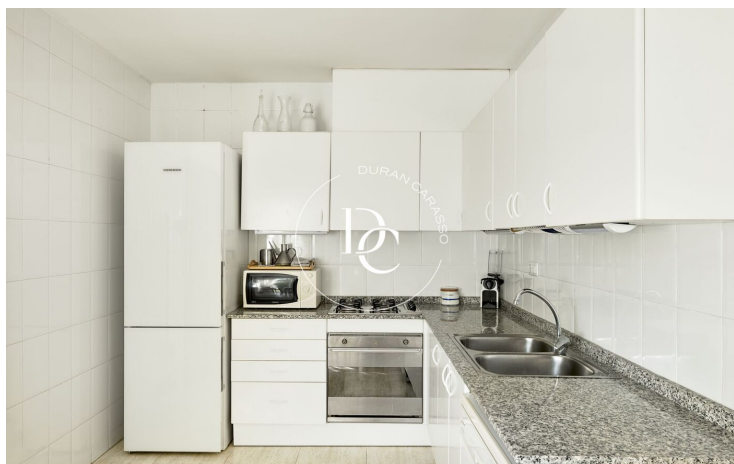
On the upper floor, you will find 2 double bedrooms, 2 single bedrooms, all exterior, a spacious landing that the owners have turned into a home office, and a full bathroom with a bathtub.

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!





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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