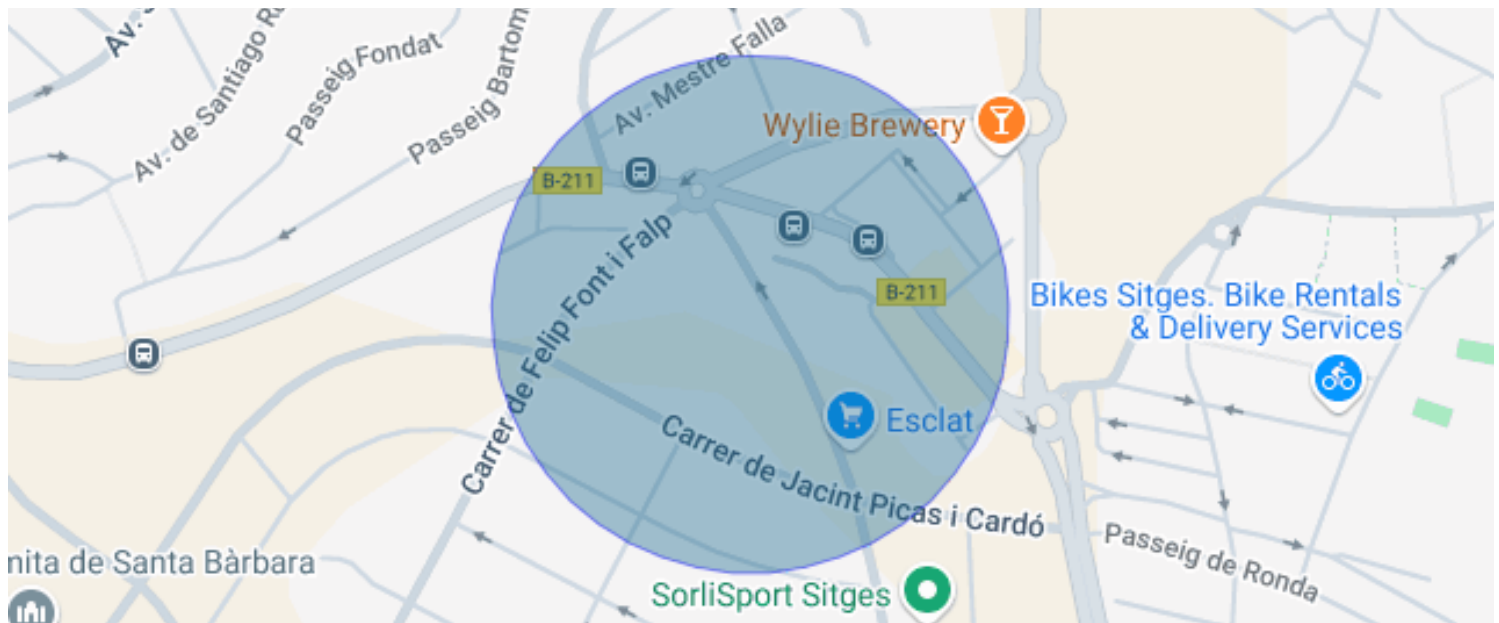




## 406 SQM LUXURY HOUSE WITH POOL FOR SALE IN LA PLANA, SITGES

La Plana / Sitges

<b>Price</b>	<b>€2,650,000</b>	✓ Pool	✓ Air conditioning
Sur. built	406 m <sup>2</sup>	✓ Heating	✓ Backyard
Sur. util	192 m <sup>2</sup>	✓ Fireplace	✓ Parking
Bedrooms	4	✓ Built in closets	✓ Outside
Bathrooms	3		
Plot	504 m <sup>2</sup>		
Energy classification	A		
Emissions rating	A		
Emissions	3.00 co/m <sup>2</sup> year		
Year of construction	2019		



## La Plana / Sitges

Passive House housing designed with a focus on energy efficiency and comfort. With a modern and functional design, this house offers a cozy atmosphere ideal for families.

The house has four bedrooms, one single on the ground floor and three doubles on the first floor, including a suite with an in-wash toilet, for greater comfort. The spacious living room, equipped with a Lounge xtra Austroflamm wood stove, connects to a spacious kitchen, creating an open area ideal for sharing family moments.

In the basement, which receives natural light, there is parking with capacity for three cars and a charging point for electric vehicles. There is also a multipurpose room with a movie projector, perfect for enjoying movies at home, as well as a small storage room.

The house has a beautiful garden that includes a barbecue area and an outdoor bathroom, ideal for enjoying the outdoors and organizing family or friends gatherings.

It is equipped with triple-layer windows that offer thermal and acoustic insulation. High-quality materials ensure a stable interior temperature and reduce outside noise. In addition, it has a Zehnder brand mechanical ventilation system, which improves air quality.

Integrated home automation allows you to control lights, blinds and air conditioning in a simple way. It also has photovoltaic panels that generate electricity, contributing to sustainability.

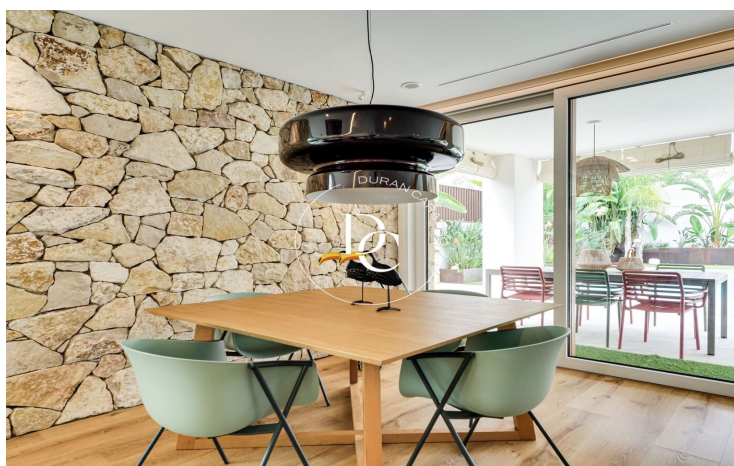
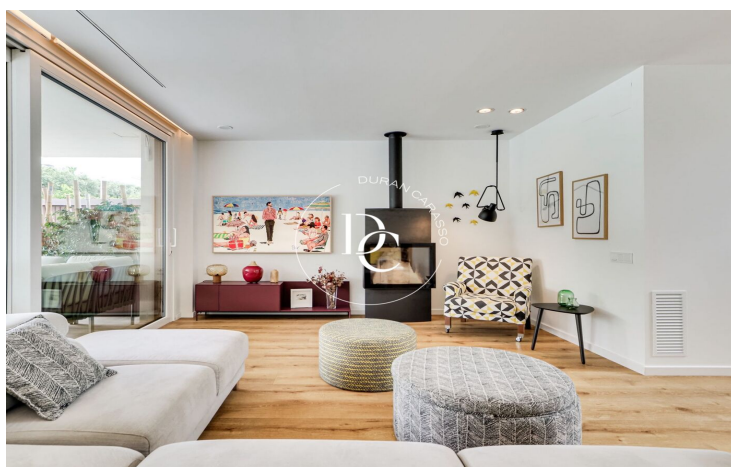
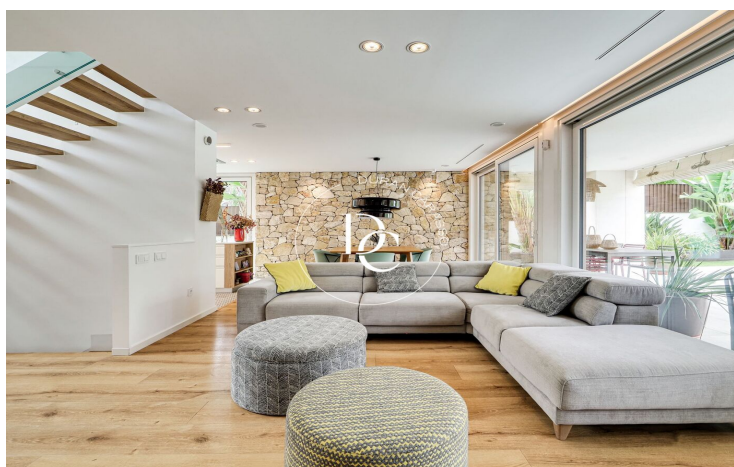
Designed under Passive House standards, this home guarantees minimal energy consumption for heating and cooling. Thanks to its insulation and ventilation systems, a pleasant temperature is maintained throughout the year,

Live where you deserve to live!









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