

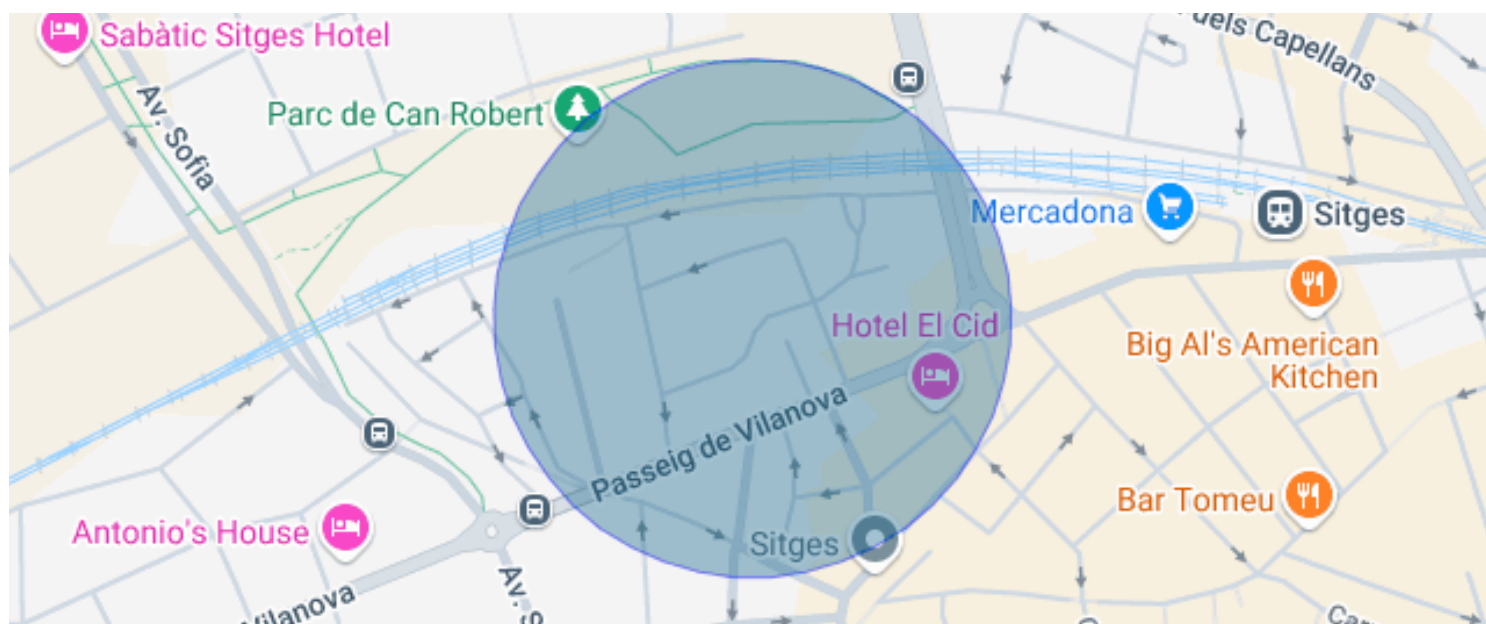


## DURÁN CARASSO PRESENTS THIS FANTASTIC TOWNHOUSE IN VINYET, JUST ONE MINUTE FROM...

Vinyet / Sitges

|                          |                                 |
|--------------------------|---------------------------------|
| <b>Price</b>             | <b>€1,150,000</b>               |
| Sur. util                | 117 m <sup>2</sup>              |
| Bedrooms                 | 3                               |
| Bathrooms                | 3                               |
| Energy classification    | E                               |
| Energy performance index | 245.00 kw h/m <sup>2</sup> year |
| Emissions rating         | Pending                         |
| Emissions                | 50.00 co/m <sup>2</sup> year    |
| Year of construction     | 2008                            |

- ✓ Heating
- ✓ Backyard
- ✓ Balcony
- ✓ Outside
- ✓ Views
- ✓ Storage
- ✓ Built in closets
- ✓ Community pool



## Vinyet / Sitges

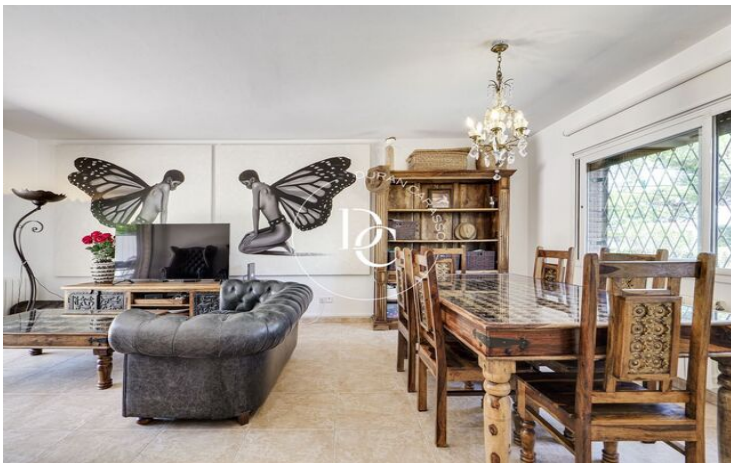
With a privileged location near the beach and the center of Sitges, this property offers a peaceful and exclusive atmosphere. Upon entering the house, we find a bright living-dining room with access to a large terrace, from which we can directly access the spectacular communal area of this complex of houses, featuring a large swimming pool and a wooded area ideal for spending time outdoors. Back inside, on the main floor, we find a kitchen next to the living room, and a guest bathroom. We go up to the first floor where there are two double bedrooms, one of them with a terrace, and a very bright bathroom with a shower and bathtub offering beautiful open views. Additionally, on this floor, we find the laundry area.

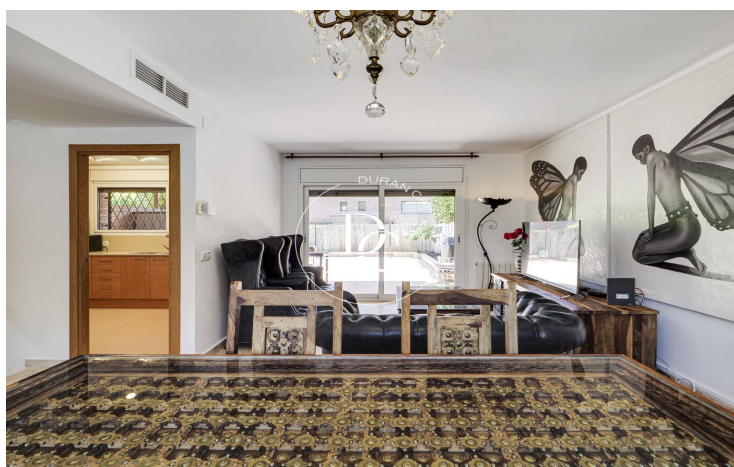
The top floor is dedicated to the master bedroom, where we find a generous room with large windows, a spacious bathroom with a partial sea view, and a dressing area with built-in wardrobes.

The house is equipped with ceramic tile floors on the lower floor and parquet flooring on the upper floors. It has solar panels, ducted air conditioning (both heating and cooling), an alarm system, and natural cross ventilation.

In the basement, the house has a storage room and a car parking space.

With ample indoor and outdoor spaces, this house is perfect for enjoying the Mediterranean lifestyle. A unique opportunity to live in one of the most sought-after areas of Sitges!





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.