



EXCLUSIVE VILLA IN THE CENTER OF VILANOVA I LA GELTRÚ

Vilanova i la Geltrú / Garraf

Price	€649,000	✓ Heating	✓ Backyard
Surface	288 m ²	✓ Storage	✓ Parking
Bedrooms	5	✓ Terrace	✓ Balcony
Bathrooms	3	✓ Built in closets	✓ Outside
Energy classification	Pending		
Emissions rating	Pending		
Year of construction	2008		



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Duran Carasso is pleased to present this impressive corner semi-detached house, located in the coveted area of Rambla Sant Jordi, less than 10 minutes walk from the city center. Designed with a modern style and high-quality finishes, this south-facing home stands out for its luminosity and elegance.

Upon entering the property, you will be greeted by a beautiful garden that invites you to discover all the charms that this home has to offer. The ground floor, measuring 76 m², has a large 30 m² living room and a fully equipped modern kitchen, both with direct access to the spectacular garden. In addition, on this floor you will find a double room, currently used as an office, and a guest bathroom with a shower.

The first floor, measuring 75 m², has four bedrooms: two doubles (one of them en-suite) and two generous singles, all with built-in wardrobes and double windows with thermal insulating glass. Additionally, on this floor there are two full bathrooms.

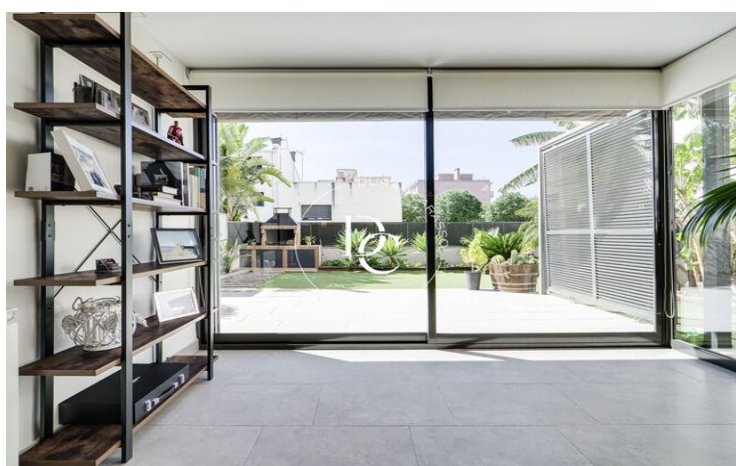
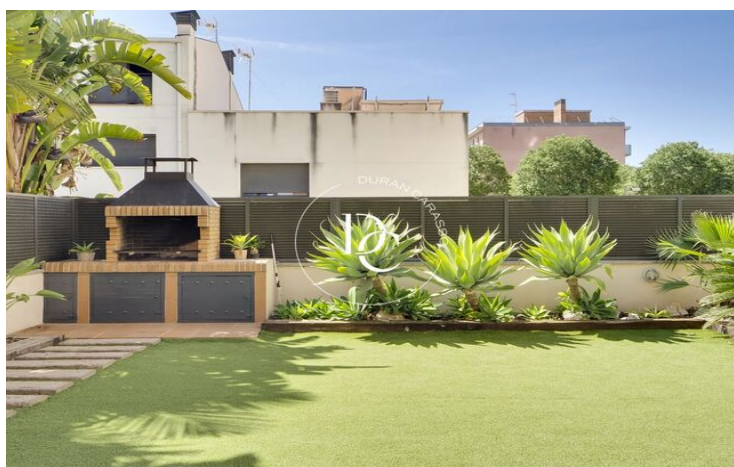
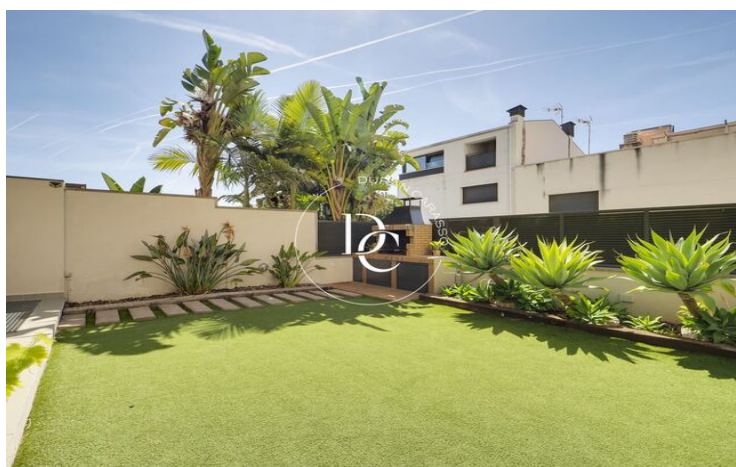
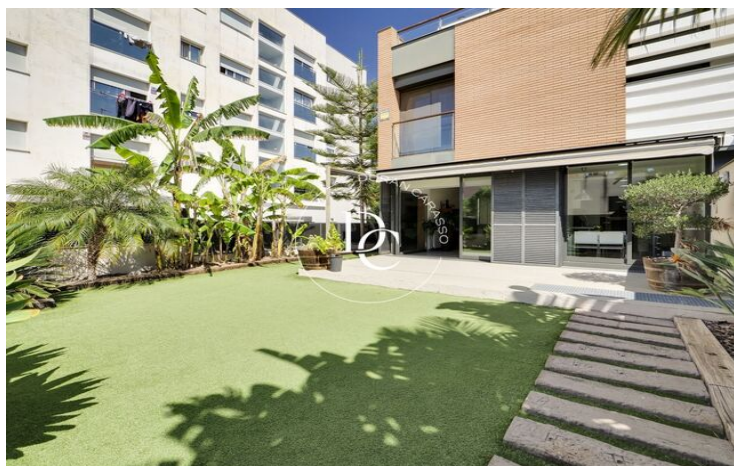
The second floor houses a magnificent attic of 27 m², accompanied by a large and open terrace of 22 m² facing the sea. This multipurpose space is ideal as a games room, gym, audiovisual room, and more.

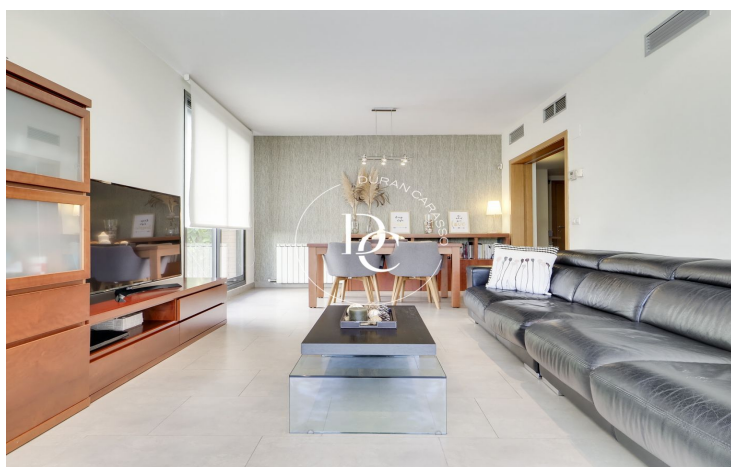
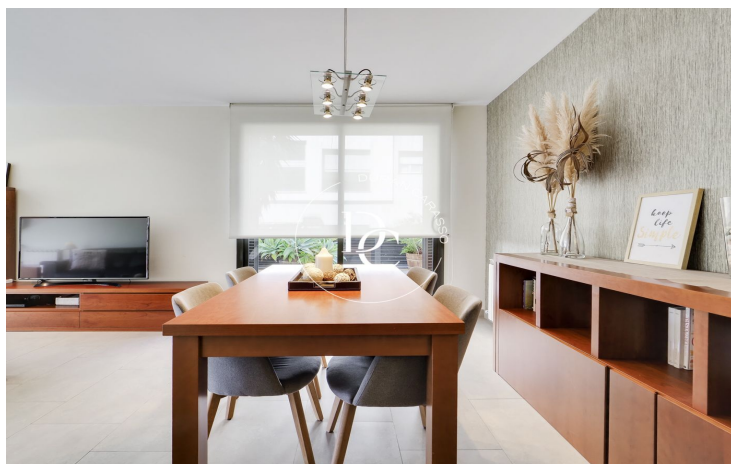
In the basement, you will find a large garage of 77 m² with capacity for two cars, a laundry area, space for shelves and storage, as well as a cellar and a shoe closet. The two access doors to the garage are automatic for greater convenience.

The house has central heating through radiators and cooling (air conditioning and heat pump) through ducts in all rooms. All this, within a 278 m² plot that includes a magnificent garden with a green area, a brick barbecue and a pleasant terrace.

Located in a quiet and highly sought-after residential area, this home is next to supermarkets, schools, public transport, train station and sports areas. It is in perfect condition, ready to move into and enjoy.

Come visit it and find your new home!





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