

## Impressive house on flat plot in Sant Andreu de Llavanes- Rocaferrera

Ref: PH101818

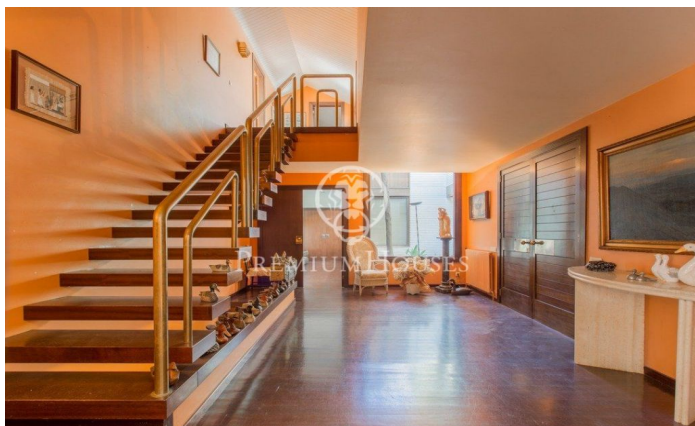


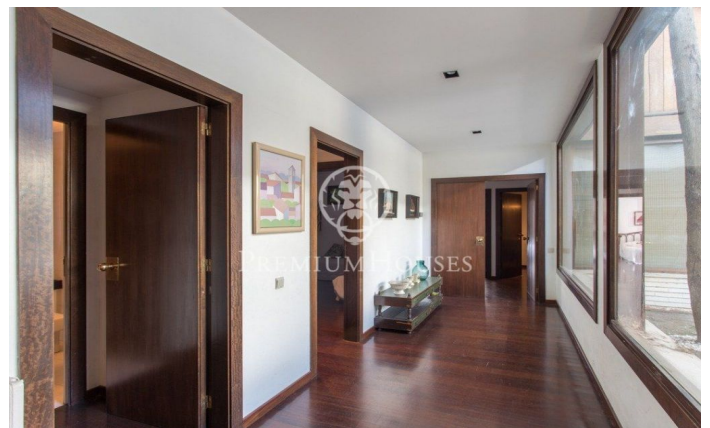
### **Sant Andreu de Llavanes / Maresme/Barcelona Costa Norte**

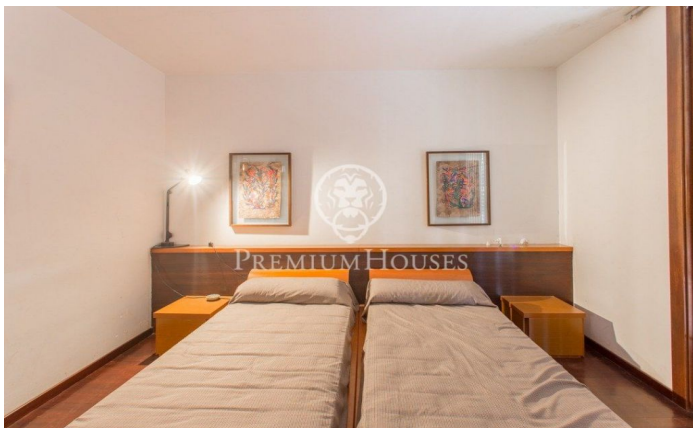
Magnificent house built on a formidable flat plot, located in Rocaferrera, one of the best urbanizations of Sant Andreu de Llavanes. The house is built on two floors plus basement at garden level, due to the small unevenness of the land, it has a lot of privacy, having more than 5.800 m<sup>2</sup> of plot, with a very well-kept garden, comfortable, with lawn, trees, flat and private swimming pool. On the ground floor there is a magnificent living room-library, a lounge, an office, a large dining room which communicates with the kitchen and the large service area, a guest bathroom and four spacious suites with their corresponding bathroom, plus two double bedrooms with a shared bathroom. Access to the magnificent garden with swimming pool and unobstructed views. On the upper floor there are two attic suites, very spacious and bright, with their corresponding bathrooms. The house is completed by a basement at garden level due to the small unevenness of the plot, equipped with a large multipurpose room, bedroom and large bathroom that doubles as a dressing room. In short, one of the best houses that we can find in the urbanisation, which offers dimensions and privileged location and which needs a complete reform.

**€2,100,000**

801 m<sup>2</sup>  
11 Bedrooms  
7 Bathrooms  
5,850 m<sup>2</sup> plot  
Pool  
Heating  
Sea views  
Fireplace  
Gym  
Parking  
Built in closets







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