

## Plot for sale in the centre of Sant Andreu de Llavanes

Ref: PH101201



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

Magnificent plot located in Sant Andreu de Llavanes, a town known for its 2 golf courses, Nautical Club El Balís where you can enjoy all kinds of water sports, equestrian centres, tennis and paddle tennis clubs and a wide gastronomic offer. The urban land is located in a very central area. The total surface of the plot is 450 m<sup>2</sup> and its buildability 700 m<sup>2</sup>, in which it is allowed to build two semi-detached houses of about 350 m<sup>2</sup> approximately, composed of 3 floors and with garage and in which you can enjoy views to the sea and the village. It is a magnificent opportunity to live in peace and quiet and very close to the centre of the town. We have a project that can help you to visualise the type of house that can be built. Sant Andreu de Llavanes is located 35 minutes from Barcelona by motorway, it also has a train service every 15 minutes to the centre of Barcelona.

**€364,000**

700 m<sup>2</sup>

450 m<sup>2</sup> plot

Sea views





**Barcelona Coast, the best place to live**  
Over 2,500 hours of sun per year



