

## House for sale in Sant Andreu de Llavaneres.

Ref: W-01UCDE

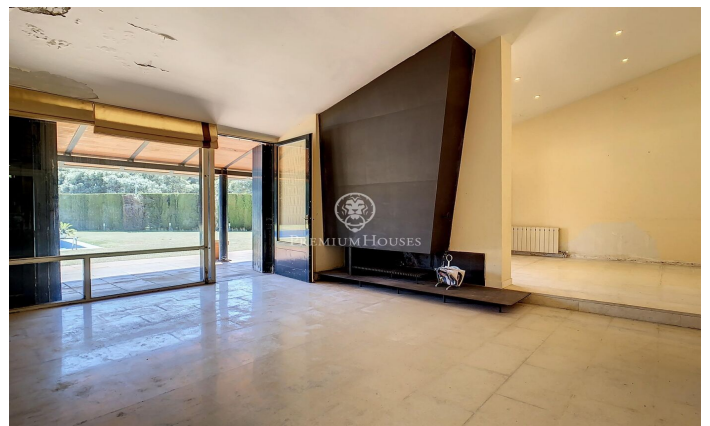
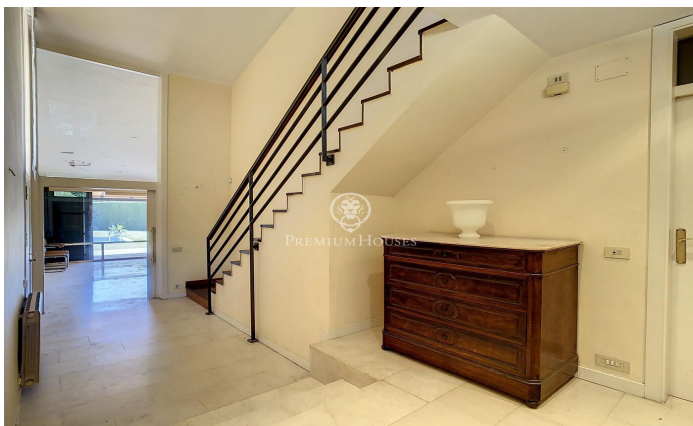


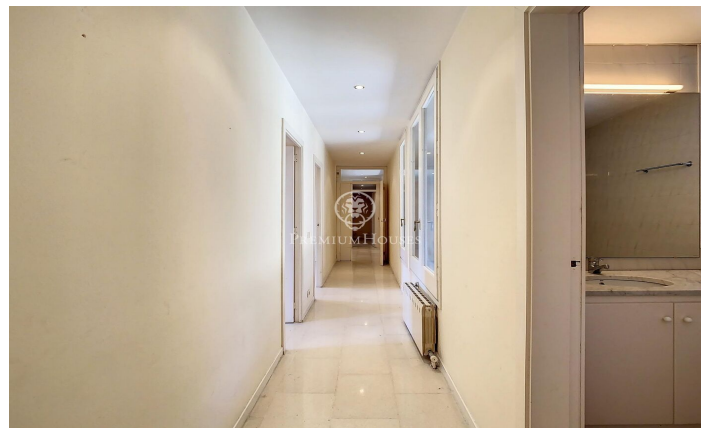
### **Sant Andreu de Llavaneres / Maresme/Barcelona Costa Norte**

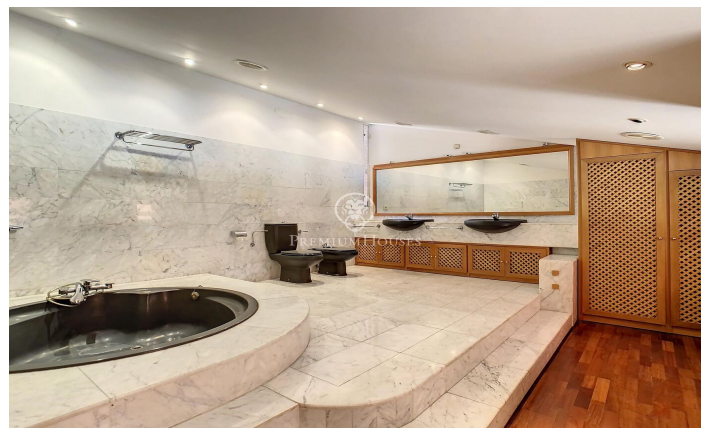
Close to all services, restaurants and shops, golf clubs, horse riding club, the beach, marina and the Balís yacht club. Well communicated by Nacional II and motorway, only 30 km from the city of Barcelona and 60 km from Gerona, we find this house located in a magnificent landscaped plot of 2.262m<sup>2</sup> with private swimming pool and 4 bedrooms and independent guest house in the magnificent residential area Rocaferrera, in Sant Andreu de Llavaneres. Its interior, to be refurbished, is distributed in a living-dining room with a design fireplace and access to the porch and the garden, kitchen with laundry area, three bedrooms, two of which are double and one suite, a guest toilet and two complete bathrooms. On the upper floor there is a large master suite with a large bathroom and another room that could be used as an office or multipurpose room. Outside there is a garden area on a large flat plot of land which has been recently updated. At one end of the plot there is an independent flat of 70 m<sup>2</sup> equipped with kitchen, bathroom and a bedroom. The property has a closed garage for 2 cars of 70 m<sup>2</sup> built. It also has a storage shed. The heating and hot water is with propane gas, if preferred it can be connected to the exterior natural gas connection.

**€990,000**

502 m<sup>2</sup>  
5 Bedrooms  
4 Bathrooms  
2,262 m<sup>2</sup> plot  
Pool  
Heating  
Fireplace  
Parking  
Balcony  
Built in closets







Contact us for more information or to arrange a viewing

Tel: +34 93 798 88 99

[info@premiumhouses.com](mailto:info@premiumhouses.com)

[www.premiumhouses.es](http://www.premiumhouses.es)