



## House for sale in residential area in Sant Andreu de Llavanes

Ref: PH102549



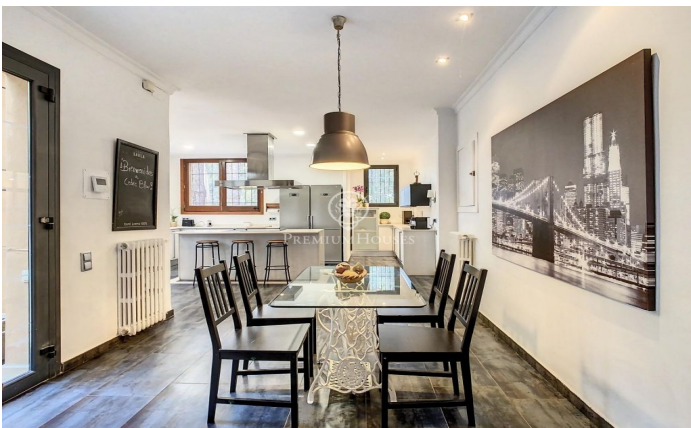
### Sant Andreu de Llavanes / Maresme/Barcelona Costa Norte

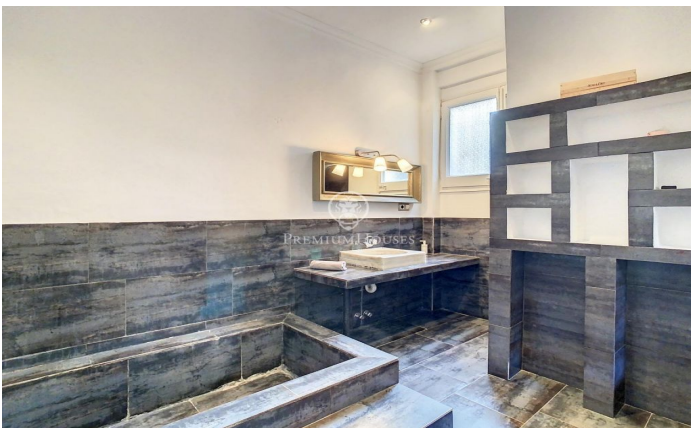
Sant Andreu de Llavanes is considered one of the best towns in Maresme. It has golf clubs, horse riding, tennis, paddle tennis, Port Balís yacht club, exclusive residential areas, a great gastronomic offer and spectacular beaches. All this makes it the perfect place to live. In one of the best residential areas of Llavanes we find this wonderful house located in a flat plot of 3.300 m<sup>2</sup>, surrounded by trees, natural lawn, large barbecue area and a beautiful swimming pool. The house is distributed in two floors. The first floor is distributed in several living rooms, one of them with a fantastic corner fireplace with direct access to the porch and garden, a separate dining room, a spacious and very well equipped kitchen, an en-suite service room, several pantries, an office with fireplace and a guest toilet. We access to the night area, where we find 4 double bedrooms suite type, the main one with terrace overlooking the garden, all rooms with lots of natural light. An ideal house to share with our family and friends, with high ceilings, natural wooden floors, natural gas heating, garage for three cars, water well and automatic irrigation system.

**1.475.000 €**

606 m<sup>2</sup>  
7 ???????  
5 ?????? ??????  
3,310 m<sup>2</sup> ??????????  
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Contact us for more information or to arrange a viewing

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