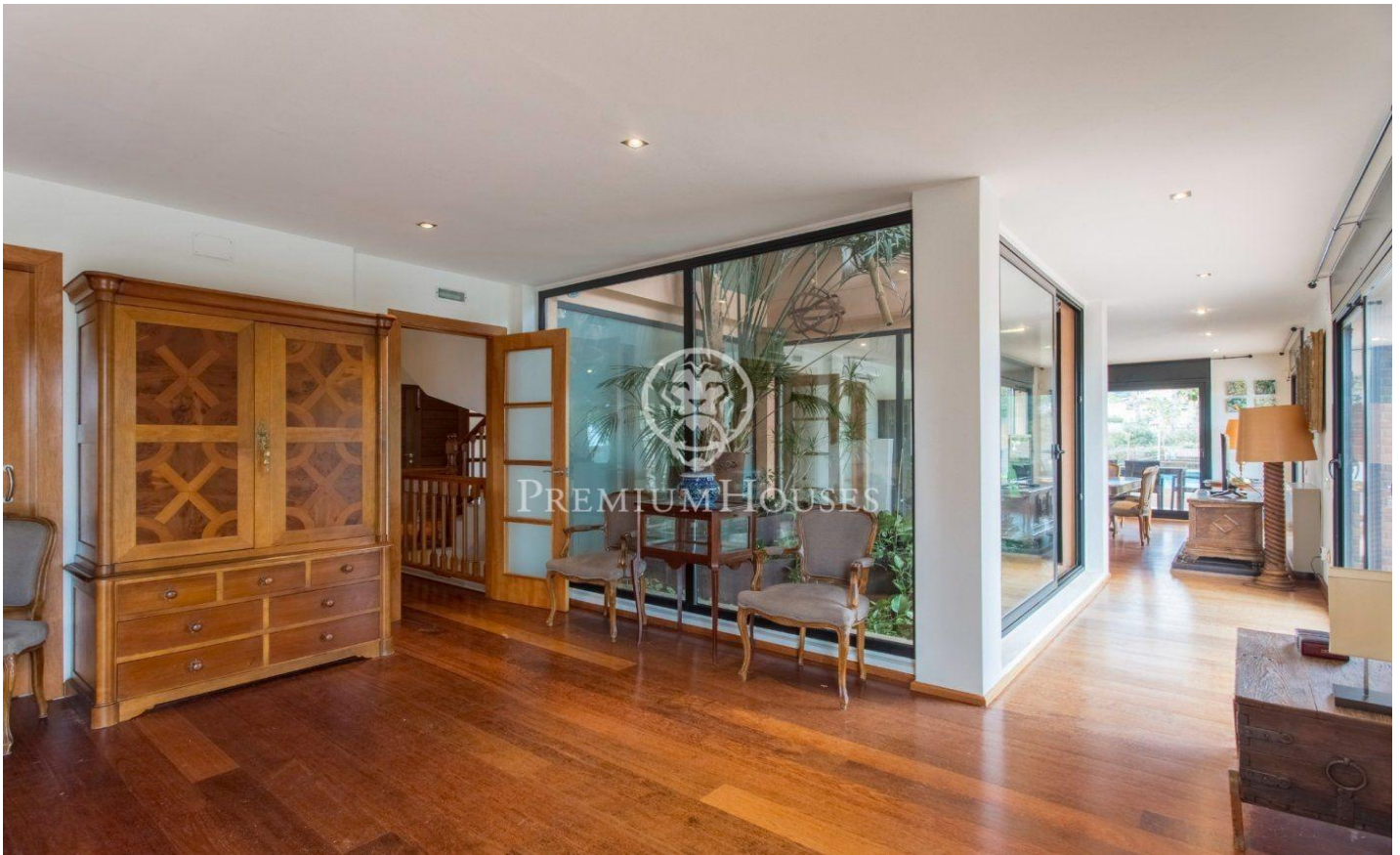




## Opportunity house for sale in Sant Andreu de Llavaneras

Ref: PH103249

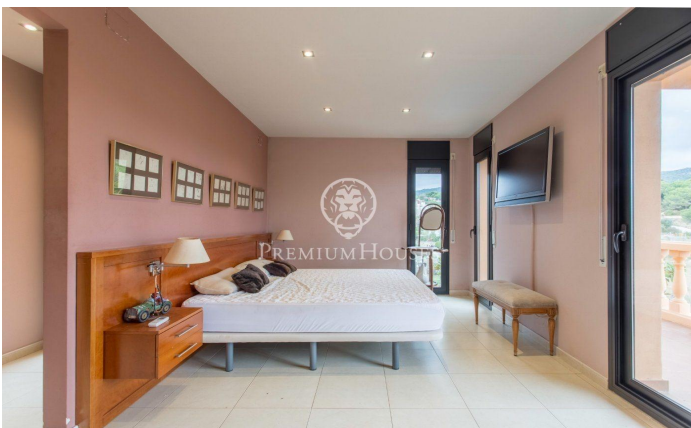
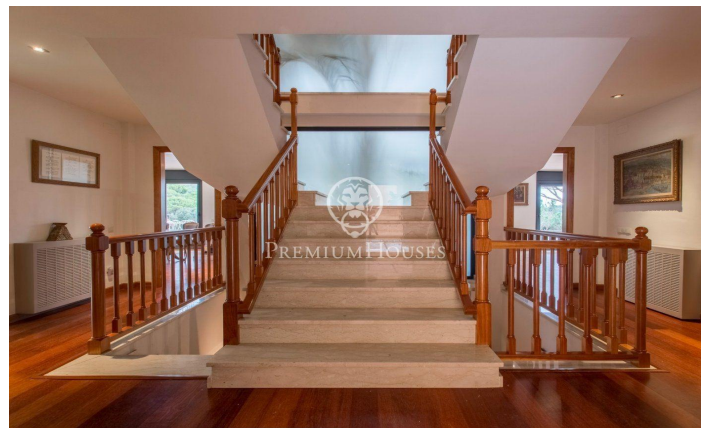
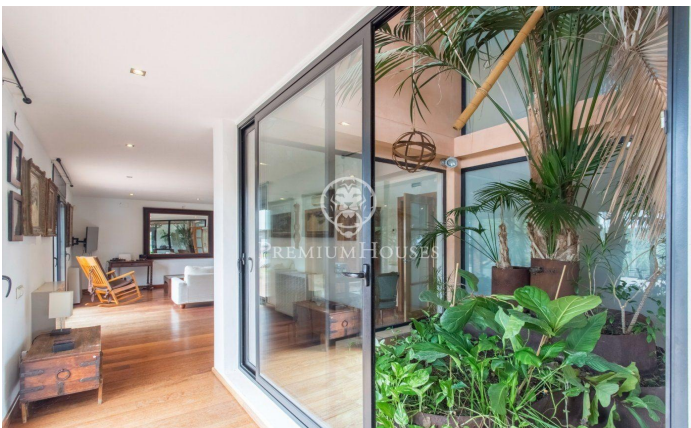
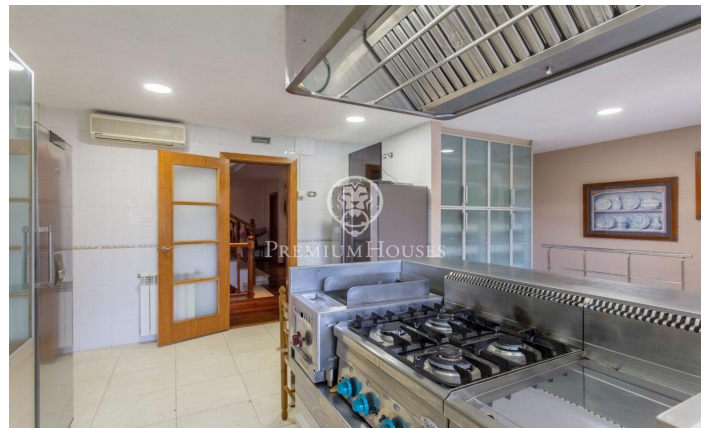
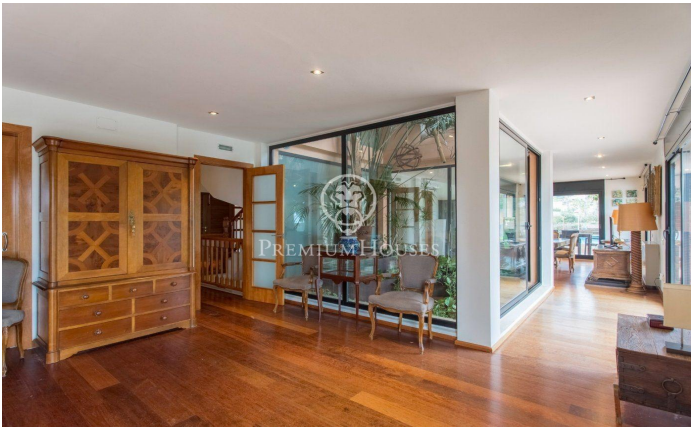


### Sant Andreu de Llavaneras / Maresme/Barcelona Costa Norte

Opportunity in Exclusive Area: House to Renovate with Great Potential  
Located in one of the most prestigious areas of Sant Andreu de Llavaneras, this 2005 house offers a unique opportunity for those looking to customize their home in an unbeatable location. With a solid structure and well-maintained interior, the house has all the features of a luxury property.  
House Layout: Ground Floor: Industrial kitchen, dining room, living room, library, guest bathroom. Second Floor: 4 bedrooms (2 suites and 2 sharing a bathroom). Third Floor: Large attic with bathroom. Lower Floor: Parking for 8 cars, machine room, and 2 additional rooms (one with access to the kitchen and exterior), ideal for service, gym, etc. Additionally, the house features solar panels and a battery. What does the house need? Renovation work on the exterior has been halted, leaving key areas like the garden and pool in poor condition. The good news is that you can restore the garden, replace the retaining wall, and return the pool to its original splendor. The selling price already reflects these renovation needs. All licenses, permits, and the architectural project are up to date with the town hall. This is an excellent investment; although the exterior requires attention, this house has the potential to bec...

**990.000 €**

632 m<sup>2</sup>  
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4 ??????? ???????  
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**Barcelona Coast, the best place to live**  
Over 2,500 hours of sun per year

**48 Towns and villages to live seafront**

