



**Exclusivity in the centre of Sant Cugat**

*Spain, Barcelona*

<b>Price:</b>	<b>€ 3 490 000</b>
<b>Object type</b>	House
<b>Market</b>	Resale
<b>Bedrooms</b>	6
<b>Number of rooms</b>	6
<b>Land area</b>	600 m2
<b>Area</b>	600 m2
<b>Category</b>	For sale



Live near the centre, a 10-minute walk from the FFGC, and enjoy a magnificent garden with a swimming pool in a quiet and private setting in this magnificent house with large spaces and a very functional distribution. In the day area, on the ground floor, we find a magnificent living room with a double-height ceiling and direct access to the garden, a spectacular kitchen-office with a large dining area and fully equipped with high-end appliances, a courtesy toilet. In the night area, on the 1st floor we find 3 spacious suite-type rooms and a multipurpose studio, the 2nd floor of 108 sqm is for the main room with a large living room, dressing room, designer bathroom (Philip Stark sanitary ware) with spacious shower, large windows that provide a lot of light and a double room with access to a terrace. In the basement, a large multipurpose room fitted out as a games area and planned for a home cinema with a player and a screen. Pantry and large storage room, maid's room with bathroom and laundry and ironing area. We also find a car park with space for 3 cars. The house is provided with a lift, gradermetic blinds, high security glass, central vacuum and osmosis. It also has air conditioning and gas underfloor heating , solar panels.

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