



**Semi-detached house with a private garden and its own elevator**

*Spain, Barcelona*

<b>Price:</b>	<b>€ 765 000</b>
<b>Object type</b>	House
<b>Market</b>	Resale
<b>Year built</b>	1991
<b>Bedrooms</b>	5
<b>Number of rooms</b>	5
<b>Area</b>	375 m2
<b>Category</b>	For sale



Located in one of the best areas of Cerdanyola, just a few steps from the Ateneu and 5 minutes from the Town Hall, we find this semi-detached house with a private garden and its own elevator. We enter through a spacious garden with natural grass that leads to the entrance of the house. We access it through a practical hallway that serves as a distributor, where we will find the elevator to access the rest of the house's floors and a guest bathroom. On this ground floor, you will also find a spacious living-dining room of 35 m<sup>2</sup> with access to a 36 m<sup>2</sup> terrace that connects to a lovely barbecue area and the rest of the garden surrounding the house. On this same floor, there is also a large kitchen with an eating area that shares its access to the garden with the dining room. The first floor consists of three double bedrooms, very spacious and bright, and 2 complete bathrooms with a bathtub. On the second floor, you will find the master bedroom, en suite with a bathroom that includes a bathtub and a shower, as well as a practical walk-in closet; this room has access to a private terrace. Completing this floor is a versatile room, ideal as an office, with access to a storage room. The basement area includes a spacious garage for 3 cars, a utility area, and a versatile room ideal for use as a game room, with a guest toilet. This is a semi-detached house with three facades, built with exposed brickwork, featuring ceramic and parquet floors, and aluminium exterior carpentry with double glazing throughout the house. It is equipped with natural gas and radiator heating with independent thermostats for each floor, which saves on energy consumption. There is split air conditioning in two of the bedrooms.

**Contacts:**

**Darja Kovalenok**  
**GSM:** + 371 26595522  
 (Viber, WatsApp)  
**E-mail:** daria@mgroup.lv