

## house for sale Castell-Arnau, Vallès Occidental



I present this beautiful and exclusive house for sale, with swimming pool, distributed on one floor.

It has 423 sqm built, on a plot of 2.200 sqm in the residential area of Castellarnau, Sabadell.

The house has 310 m<sup>2</sup> distributed in large spaces and a parking area with 2 parking spaces on the same level. The main floor has a spacious living/dining room with direct access to the garden, a fully equipped kitchen/diner with separate terrace and views to the swimming pool. A laundry and ironing area with a large storage area connects directly to the kitchen and the garage.

Entering, from the hall we find the night area completely separated with 3 bedrooms with fitted wardrobes, all of them are doubles and one of them is a suite with jacuzzi and independent terrace. In addition, a second complete bathroom with shower, gives service to the rest of the bedrooms and also has a courtesy toilet.

The upper floor has a completely open-plan attic with sloping wooden ceilings, large windows and a separate terrace.

The garden with a 60 m<sup>2</sup> swimming pool can be accessed from inside the house, going down some stairs that lead to a large space of more than 260m<sup>2</sup> that is about to be finished in which 2 completely independent flats can be built.

The garden is laid out on a flat plot and has several areas with ceramic paving and a barbecue area.

The house has high-end finishes, it is a construction of exposed brickwork combined with natural stone, with insulation chamber, all rooms are ventilated to the outside, it has aluminium double glazed windows and automatic blinds, terrazzo type ceramic flooring, stoneware in bathrooms and kitchen, marble countertops and stairs, with solid wood carpentry and exterior railings with white concrete balustrades. The heating system is central heating with gasoil and has air conditioning with hot and cold pumps.

This house is located in a privileged and exclusive residential area of Sabadell, which is distributed between pedestrian streets that provide privacy, calm and a space free of noise from cars and people. It has excellent communications with the main roads with unbeatable access to Barcelona and the surrounding area.

It has public transport (bus line) that connects with the rest of Sabadell's neighbourhoods, train station and railway station. Close to schools, supermarkets, restaurants and shopping centre. It is a location surrounded by green areas less than 2 minutes from Vallés Golf.

Do not hesitate to come and visit it!

Translated with DeepL.com (free version)

## property details

Spanishstate id: **5943378**  
reference:: **BCN FS 001-24**  
close to/ located: **Castell-Arnau**  
region: **Vallès Occidental**  
property type: **house**  
rooms: **5**  
property surface: **423 m2**  
surface plot: **2067 m2**  
price: **€ 1.390.000**

## contact

name: **Dolors Arroyo Llorens**  
spreekt: **Spanish**  
telefoon: **not available**