

## house for sale Granollers 08401, Vallès Oriental



Immotècnics Boutique Real Estate presents:~~Elegance, privacy, and spaciousness in a prime location~In one of the most sought-after addresses in the heart of Granollers stands this distinguished 271 m2 detached house, a unique property that combines architectural presence, contemporary comfort, and a strategic location just steps from all essential services and shops.~Designed for those who value space, privacy, and quality construction, the house is distributed across three perfectly defined levels, offering a sophisticated and versatile residential experience.~~Ground Floor — Presence and Social Life~~Direct access from the private parking space provides convenience and discretion.~~The spacious living-dining room, conceived as two harmoniously integrated areas, opens onto a pleasant private patio that acts as a natural extension of the living space. The integrated kitchen, with a breakfast area for six, combines functionality and contemporary aesthetics.~~This floor also includes a full bathroom and a generously sized separate laundry room, offering maximum practicality without compromising on design.~~First Floor — Master Suite and Versatile Spaces~~The main floor is dominated by a magnificent suite with direct access to a private terrace, an intimate and secluded space that elevates the relaxation experience.~On the same terrace is a multipurpose room, ideal as an executive office, personal gym, or creative studio.~In the opposite wing, there is a large, separate living room with a balcony overlooking Corró Street, as well as a guest toilet. An interior courtyard provides natural light and cross-ventilation, reinforcing the feeling of well-being throughout the floor.~~Second Floor — Private Rest Area~~The top floor houses two spacious double bedrooms, one with built-in wardrobes and the other with a separate dressing room. Both share a full bathroom with a contemporary design.~~Quality and Comfort:~~ Individual gas heating~~ Air conditioning on all floors~~ Natural wood parquet flooring~~ Excellent quality carpentry and finishes~~ Built-in custom-made furniture~~Don't miss this opportunity! Contact us for more information or to schedule a visit!~~\*\*EXPENSES AND TAXES ARE NOT INCLUDED IN THE SALE PRICE\*\*~~Need to sell your home and don't know where to start?~~"We are a boutique real estate agency. We invest in the quality of the listing and its placement on real estate portals, adding value to the marketing process so that potential buyers have every opportunity to purchase your home."~~With experience in over 3,000 closed transactions. Contact us or visit us at any of our boutique offices in Barcelona, Granollers, or Caldes d'Estrac.~~

**property details**

**contact**

Spanishstate id: **6357274**  
reference:: **V-1039**  
close to/ located: **Granollers 08401**  
region: **Vallès Oriental**  
property type: **house**  
rooms: **3**  
property surface: **271 m2**  
surface plot: **- m2**  
price: **€ 830.000**

name: **not available**  
spreekt: **not available**  
telefoon:+**34650605200**