

house for sale Vilanova I La Geltrú, Garraf



Elegant home with garden, swimming pool and maximum privacy in the Tennis area of Vilanova i la Geltrú~~Discover this magnificent detached house located in the exclusive Tennis area, one of the most prestigious residential neighborhoods of Vilanova i la Geltrú, known for its tranquility, privacy and extensive green areas, ideal for enjoying an excellent quality of life.~~The property sits on a corner plot of 813 m2 and has a built area of 353 m2. Built in exposed brick, it offers a solid and elegant style that provides character and distinction. The house is distributed over two comfortable floors surrounded by a well-maintained garden that invites relaxation and enjoyment of the surroundings.~~The main floor houses the day and sleeping areas. A spacious entrance hall leads to a bright living-dining room of approximately 50 m2 with direct access to the garden, as well as a cozy additional room ideal as an office, library or reading area. The large independent kitchen, 24 m2 in size, is functional and perfect for everyday living.~~The night area features four bedrooms with built-in wardrobes and two full bathrooms, one of them en suite in the master bedroom, providing greater comfort and privacy.~~The lower floor offers a large garage with space for two vehicles, a spacious multipurpose room with fireplace—ideal as a leisure room, guest area or multifunctional space—as well as a guest toilet, wine cellar, storage room and utility room.~~The exterior stands out for its pleasant and well-kept surroundings, with a beautiful swimming pool surrounded by low-maintenance artificial grass, a cozy porch with open views and a barbecue area at the rear, perfect for enjoying gatherings and outdoor moments.~~The property features ceramic flooring, wooden carpentry, gas heating and two water collection tanks with a total capacity of 40,000 liters, ideal for garden maintenance.~~A property with character and strong personality, spacious rooms and all modern comforts, located in a privileged area, perfect both as a primary residence or a second home.~~Transparency Clause and Cost Breakdown (Law 10/2025)~SALE PRICE: €1,150,000 + €138,000 (Property Transfer Tax - ITP)~~In compliance with the information obligations established under Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations, it is stated that the indicated price does not include the expenses and taxes inherent to the purchase, which are detailed below:~~Property Transfer Tax (ITP)~Notary fees~Land Registry fees~Administration fees (gestoría)~Seller's agency fees~~For detailed information regarding the operation, tax rates, and possible rebates of the ITP in Catalonia, you may consult the official website of the Catalan Tax Agency at: (please use the form to respond) property is sold unfurnished.~The owner is not a large property holder.~Habitation certificate reference: CHB (please use the form to respond) ~Energy certificate registration: T4S2CFY4M~AICAT registration number: 3366~API number: A10580

property details

Spanishstate id: **6351809**
reference:: **VVNG95**
close to/ located: **Vilanova I La Geltrú**
region: **Garraf**
property type: **house**
rooms: **4**
property surface: **353 m2**
surface plot: **- m2**
price: **€ 1.150.000**

contact

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