

SPANISHESTATE

<https://www.spanishestate.com/house/vilanova-i-la-geltru-08800/6385254/>

house for sale Vilanova I La Geltrú, Garraf



We present a magnificent corner house in English style, located on an 850 m2 plot in the charming town of Vilanova i la Geltrú, Catalonia. This exclusive property, combining elegance and comfort, offers panoramic views of the sea and mountains, providing an exceptional living environment.~~Distributed over three floors:~On the ground floor, there is a large multipurpose room with an open kitchen, ideal for family gatherings and social events. A guest toilet with a shower for added convenience. A private wine cellar, perfect for wine lovers. A covered porch that connects to the garden, ideal for enjoying the Mediterranean climate, and two spacious garages with capacity for multiple vehicles.~~On the first floor, an impressive exterior staircase leads to the main entrance. Here, we find a double-height living-dining room with a fireplace, creating a cozy and sophisticated atmosphere. A spacious kitchen with a dining area and direct access to a large terrace, perfect for outdoor breakfasts. The night area includes four double bedrooms with built-in wardrobes, offering ample storage space, and two full bathrooms with bathtubs, designed for maximum comfort.~~The third floor is an attic, an open-plan space with access to a private terrace that offers panoramic sea and mountain views, ideal as a study, playroom, or additional bedroom.~~Marble floors throughout the house, adding a touch of luxury and elegance.~Aluminum and solid wood carpentry, ensuring durability and a high-quality finish.~Gas heating system, ensuring a comfortable temperature year-round.~Large terraces surrounding the house, providing multiple spaces for leisure and relaxation.~Private pool, perfect for cooling off during summer months.~Barbecue area, ideal for enjoying outdoor meals with family and friends.~This property offers multiple possibilities to personalize and create your dream home in a privileged location, with easy access and proximity to Barcelona, making it an ideal place to live.~~For more information or to schedule a visit, do not hesitate to contact us.~This is a unique opportunity to acquire an exceptional property in one of the most sought-after destinations on the Catalan coast!~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~SALE PRICE: €715,000 + €78,650 (Property Transfer Tax – ITP)~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector regulations, it is hereby stated that the indicated price does not include the costs and taxes inherent to the acquisition, which are detailed below:~• Property Transfer Tax (ITP) ~• Notary Fees~• Land Registry Fees~• Administrative Management Fees (Gestoría)~• Seller's Agency Fees: Included in the sale price. ~For comprehensive information on the operation, tax rates, and reductions of the Property Transfer Tax (ITP) in Catalonia, you may consult the official website of the Catalan Tax Agency at the following link: (please use the form to respond) property is sold unfurnished~The owner is not considered a large property holder.~Habitation certificate

reference: CHB (please use the form to respond) ~Energy certificate registration: DL3SL7B76~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate id: **6385254**
reference:: **VVNG63**
close to/ located: **Vilanova I La Geltrú**
region: **Garraf**
property type: **house**
rooms: **5**
property surface: **351 m2**
surface plot: **826 m2**
price: **€ 715.000**

contact

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