

## **villa for sale Vora Sitges, Garraf**



Your life will change with this magnificent 223 m<sup>2</sup> modern house, recently built and ready to move into. You will not lack for anything!!!

We are pleased to present this spectacular house where the design, the quality of the construction materials and the good views are unbeatable. Built in the year 2019.

In the useful 210 m<sup>2</sup> we have 5 double rooms, 1 with a dressing room, exit to a 9 m<sup>2</sup> terrace and 3 complete bathrooms with shower + hydromassage bathtub

In the 60 m<sup>2</sup> living/dining room/kitchen with access to the garden and views of the pool and mountains you can enjoy life with family or friends. All on the same level, entrance from the street, entrance to the house, pool, double room, kitchen and dining room.

A privileged space, with a turbine chimney that spreads dry heat throughout the house. In addition, you have a heat and cold pump, the house is thermally very well insulated with Sate.

All the windows and shutters are made of PVC with a thermal bridge and five double-chamber crystals. A perfect insulation!!!

The wooden doors are lacquered in white.

In the kitchen area you have a fabulous island, with an induction hob, storage, and space to eat in a high chair for four people.

In addition to a table with chairs to the side with views of the mountain and pool.

American-style refrigerator, oven and column microwave, all at your disposal.

We also have a laundry and storage area on the first floor, ideal for having everything collected and ready for visitors.

In the garden area we have a 9x3.5 pool with saline water, a rainwater collection area with a tank for garden irrigation.

The house is located on a street with little traffic, at one of the entrances to the Vorasitges urbanization.

This belongs to the picturesque town of Canyelles, just 10 minutes from Sitges, where you have all the services: hypermarket, pharmacy, clinic, school, nursery, institute, arts school, nature house, gym, paddle tennis courts, artificial grass soccer field, parks, multicultural room, casal d'avis, bus stop and school bus stop for private schools...

As its name of Vorasitges refers to, it is 8 minutes from Sitges, it is also very close to Vilanova, Cubelles, El Penedès.

25 minutes from the international airport, 30 minutes from Barcelona and Tarragona, you can move quickly due to its good communications between the C15, C32 and AP7.

Do not give up being surrounded by three natural parks, living near the sea and enjoying what is really worth it!!!

Request more information if you wish and we will gladly assist you!!!

Possibility of selling the property, and continue renting the house 3000 euros / month

I don't speak English very well, if you're interested, you can write to me on WhatsApp, and meet an hour away to have a translator, thank you very much.

I do not accept offers with illegal money, everything will be done with a lawyer that we choose between the two of us.

## property details

Spanishestate **5410135**  
id:  
reference:: -  
close to/ located: **Vora Sitges**  
region: **Garraf**  
property type: **villa**  
rooms: **5**  
property surface: **220 m2**  
surface plot: **480 m2**  
price: **€ 685.000**

## contact

name: **Gerson Prado Torne**  
spreekt: **Dutch, English, French, French, Spanish, Swedish**  
telefoon: **not available**