



NEWLY REFURBISHED VILLA WITH STUNNING SEA VIEWS AND GUEST HOUSE

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SELLING PRICE : 2 250 000 €

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CONTACT : JORDI MERCADER - MOBILE PHONE  
EMAIL : J.MERCADER@BARNES-INTERNATIONAL.COM

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CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Set on a plot of 2,113 m<sup>2</sup>, this newly renovated villa offers an exceptional living experience. Originally built in 1972, it has been carefully renovated to offer a contemporary style with modern comforts.

Upon entering, you will find a separate laundry room with office space and adjacent bathroom. The main entrance leads into a bright open plan living, dining and kitchen area, fully equipped with a stylish kitchen island.

From the kitchen, short stairs lead down to the living room, where one has direct access to the garden, enjoying panoramic views of the residential area, the mountains and the sea.

The master bedroom, located to the left of the living room, has an en suite bathroom, dressing room and breathtaking views.

On the right side of the entrance, the other 4 bedrooms are located, sharing a bathroom in the hallway. Two of them also have direct access to the garden and pool area.

The terrace in the garden offers access to the pool area, with a porch and barbecue, ideal for entertaining friends and family.

In a corner of the pool area, there is a surprising guest house complete with bathroom, fully equipped kitchen and a cosy open concept living-dining room with direct access to the pool area.

The access to the garage is located at the rear of the guest house, accessible by stairs, completing this exclusive property.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	505 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	5	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 157.0	Gaz consumption :	kg eqCO <sub>2</sub> /m <sup>2</sup> 26.00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



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