

Your family home with sea views: space, nature, and well-being

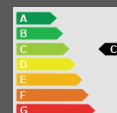
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APIALIA EXCLUSIVE!!! In a prime location, surrounded by nature and just minutes from a charming, lively town, lies this beautiful 198 m² single-family home, spread over two floors that combine comfort, light, and family harmony. On the main floor, you'll enjoy a spacious living-dining room with direct access to a large terrace with sea views, ideal for al fresco dining or relaxing at sunset. The functional and bright kitchen, along with a guest toilet, complete this area designed for enjoying everyday life. The sleeping area, located on the lower floor, has four bedrooms. The master suite has a private bathroom and a large dressing room. The other three bedrooms, all custom-furnished, offer a cozy space for children or a place to create your own workspace. You'll also find two full bathrooms on this floor. The house also offers a separate summer area, with a multipurpose room that opens onto a large adult pool, connected to a children's pool with bubbles, a favorite spot for the little ones. Located in a quiet and safe neighborhood, served by a bus service and surrounded by green areas, this home offers the perfect balance between tranquility and socializing, thanks to its proximity to the town, which hosts fairs and family activities throughout the year. A house designed for family enjoyment, growth, and memories.

Energy Performance Certificate No. JG2WB4M21 valid until 03/08/2032 and Occupancy Certificate No. CHB00084725001 valid until 05/02/2040. The offered price does not include taxes (ITPyAJD "10%") and notary and registry fees "according to the established rates," which are the responsibility of the buyer. The price does include the API brokerage fees, which are the responsibility of the seller. Sant Cebrià de Vallalta is considered a High-Risk Area. The owner is not considered a large property owner. Agency No. 12444 AICAT and member A13988 of the API association. Número API: A14265, número registro: 13420

Transaction	Sale
Category	Villa
Situation	Sant Cebrià de Vallalta, Maresme
Built area	250 m ²
Useful area	190 m ²
Occup. cert.	
Condition	
Rooms	4
Bathrooms	4 bathrooms
Parking	Yes
Swimming pool	Yes
Plot	800

685.000 €



C - 21 kWh/m²
D - 113 kg CO₂/m²