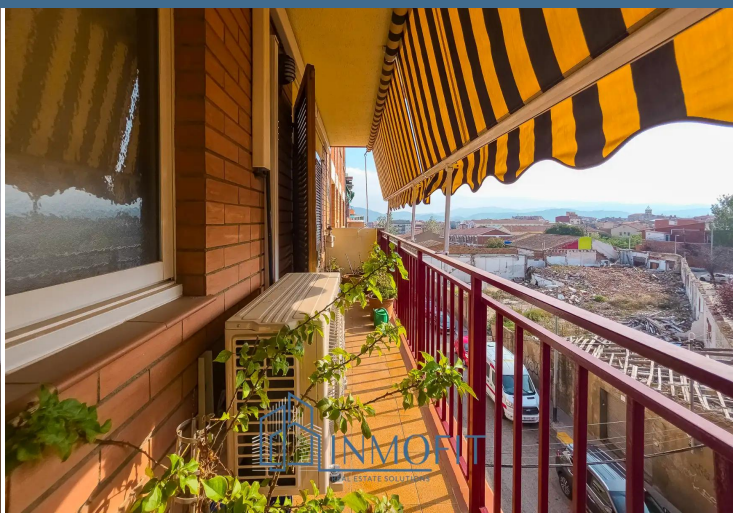
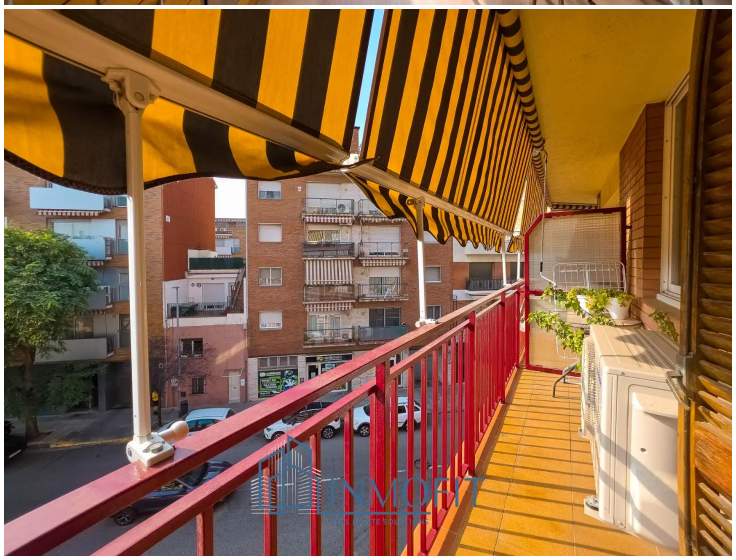








# Exclusive 4-bedroom apartment, very bright, spacious balcony, separate kitchen and excellent layout.

## Ready-to-move-in home, with abundant natural light and located in a quiet, well-connected area of Ripollet.

Excellent stately home for sale, completely exterior and with magnificent natural light in most of its rooms, located in one of the quietest and most established areas of Ripollet. An ideal property for families looking for space, comfort, and excellent construction quality.

Large exterior living-dining room: Very spacious and open-plan area with enough room to clearly separate the living area from the dining area, featuring air conditioning and a large window with direct access to the balcony, a pleasant private outdoor space, perfect for enjoying time outdoors, equipped with a protective awning in perfect condition.

Large independent kitchen with granite countertops, great storage capacity, and ample space for a daily dining table.

Sleeping area with 4 bedrooms:
- Main bedroom: Spacious, very bright, and with a large wardrobe.
- Second double bedroom: Excellent dimensions, ideal for a double bed or guest room, equipped with a large wardrobe and a window facing the building's inner courtyard.
- Third bedroom: Very functional room with a large exterior window, ideal as a children's bedroom, study area, or office.
- Fourth multipurpose room: Additional space ideal as a second sitting room, professional home office, or dressing room.

- Main bathroom: Full bathroom with a large-format shower tray, glass screen, and exterior window for optimal ventilation.
- Interior laundry/storage area: Practical independent room intended for laundry and additional storage, or, if you wish to renovate, a second bathroom.

Quality and finishes: Highly durable parquet flooring, radiator heating throughout the property, white interior carpentry, and reinforced entrance door with high-security lock.

Building with exposed brick facade in impeccable condition and a renovated, representative entrance hall with adapted access.

Location: Established residential area with all kinds of local shops, schools, public transport, and quick access to the main roads.

| | |
|---|---|
| Transaction | Sale |
| Category | Flat |
| Situation | dels Afores, Ripollet, Vallès Occidental |
| Built area | 102 $m^2$ |
| Useful area | 81 $m^2$ |
| Condition | Perfect condition |
| Rooms | 4 |
| Bathrooms | 1 bathroom |
| Mains gas | Yes |
| Central heating | Yes |
| Air conditioning | Yes |
| Balcony | Yes |
| Lift | Yes |

270.000 €




**E** - 127 kWh/$m^2$
**E** - 25 kg $CO_2$/$m^2$