



## Townhouse in the center of Alella

Ref: PH102545



### Alella / Maresme/Barcelona Costa Norte

Townhouse built in 1910 with splendid garden located in the center of Alella. This property is an excellent opportunity both for its location and for the option to use it as a single-family house or as a business with independent housing. The house is distributed on two floors and retains some original hydraulic floors, as well as vaulted ceilings and wooden beams on the second floor. It is accessed through a large and bright garden of 200 m<sup>2</sup>, which has an adjoining building for laundry, which could be expanded as a garage or other use. The main floor currently has a restaurant of 160 m<sup>2</sup> in full operation (license C-3). There is the option to continue with its activity or to refurbish this floor as a private home. On the upper floor there is a house of 90 m<sup>2</sup> in phase of reform. It has an approved project and building permit. The first floor has access adapted for people with reduced mobility. In total, there are 250m<sup>2</sup> built on a plot of 407 m<sup>2</sup> completely. There is also the possibility of acquiring the adjoining house with 80m<sup>2</sup> built and 40m<sup>2</sup> of terrace overlooking the center of town, which is ready to move into. This magnificent house is located in the picturesque village of Alella, known for its long wine tradition and only 20 minutes from Barcelona. Its location is excel...

**€700,000**

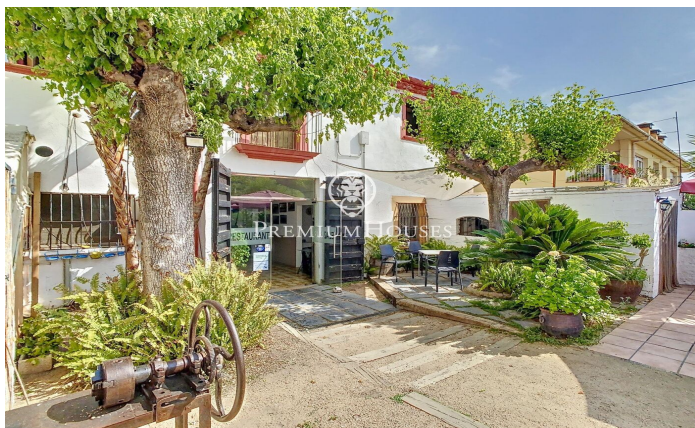
230 m<sup>2</sup>  
5 Bedrooms  
2 Bathrooms  
407 m<sup>2</sup> plot  
Heating  
Sea views  
Backyard  
Phone  
Fireplace  
Balcony





**PREMIUMHOUSES**  
Excellence in Real Estate

Avda. Maresme, 143 Mataró  
Tel: +34 93 798 88 99





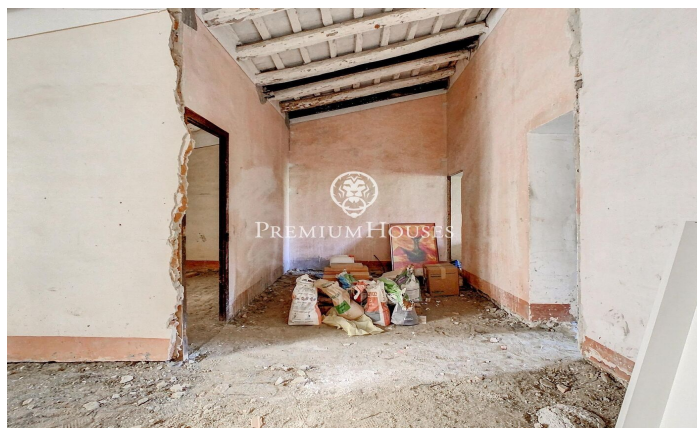
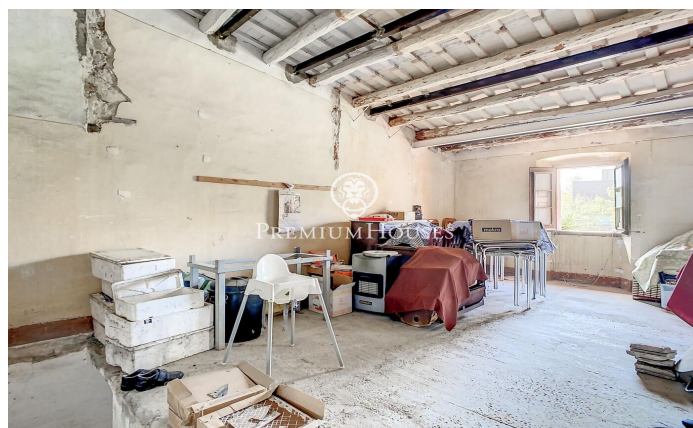


**PREMIUMHOUSES**  
Excellence in Real Estate

Avda. Maresme, 143 Mataró  
Tel: +34 93 798 88 99







**Barcelona Coast, the best place to live**  
Over 2,500 hours of sun per year

