

## Exclusive property in Sant Andreu de Llavaneres with sea views and building plot

Ref: PH103264



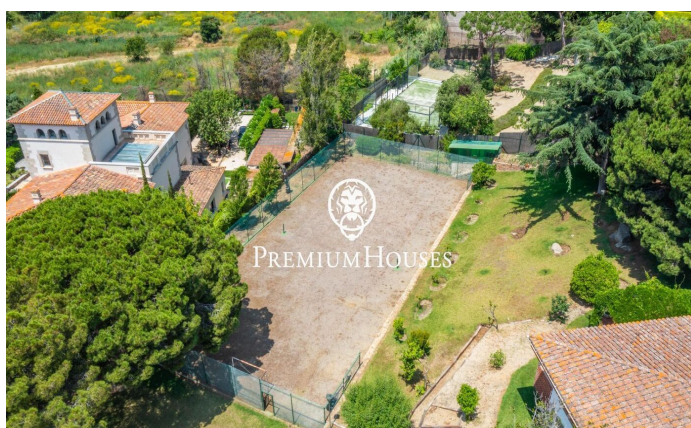
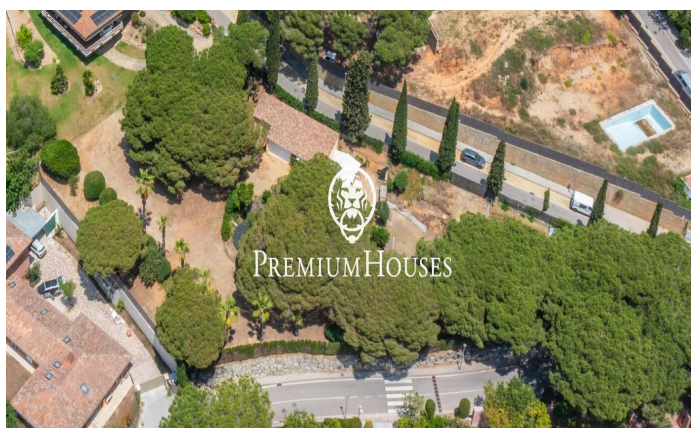
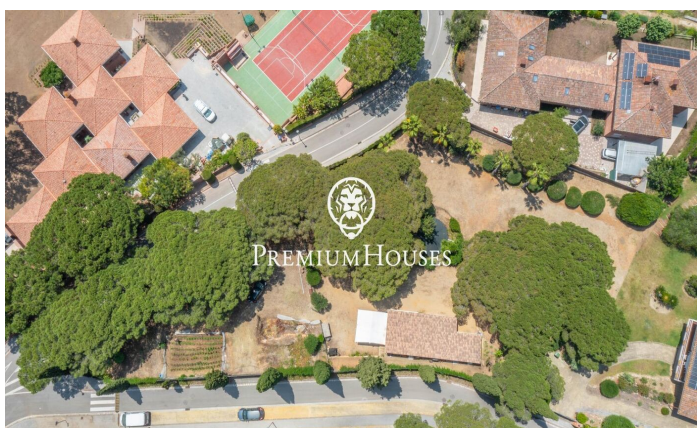
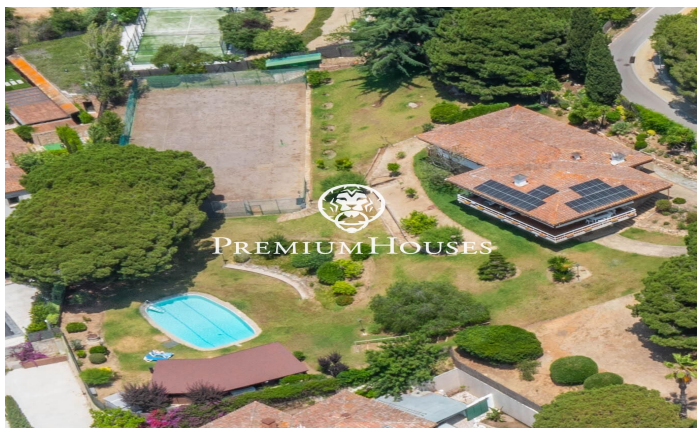
### Sant Andreu de Llavaneres / Maresme/Barcelona Costa Norte

In one of the most prestigious residential areas of Sant Andreu de Llavaneres, with fantastic connections to both Barcelona and the Costa Brava, we find a magnificent property composed of two cadastral references, in which in one is the house with spectacular views and beautiful sunsets and the adjoining land on which you can also build another property of 650 m2 of maximum buildable area. Both properties are segregated, but are marketed as a single piece. The house is located on a plot of 4.496 m2. In the day area, a bright dining room and a spacious living room with direct access to a large terrace with stunning sea views, and a fully equipped independent kitchen. In the night area, there are four spacious bedrooms. Two of them are en-suite, with private bathrooms, while the other two share an additional bathroom. On the ground floor, the property has a highly functional garage and an independent loft-style flat, ideal as a guest or professional space. This flat includes a bedroom, living-dining room, kitchen, bathroom and an additional storage room. The extensive garden surrounding the property is designed for enjoyment in all its forms. It has a swimming pool, a sports court and a barbecue area, ideal for family or social gatherings. There is also an area specially designe...

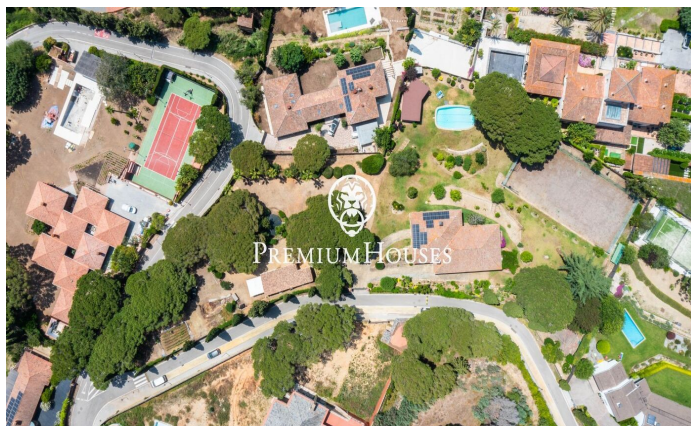
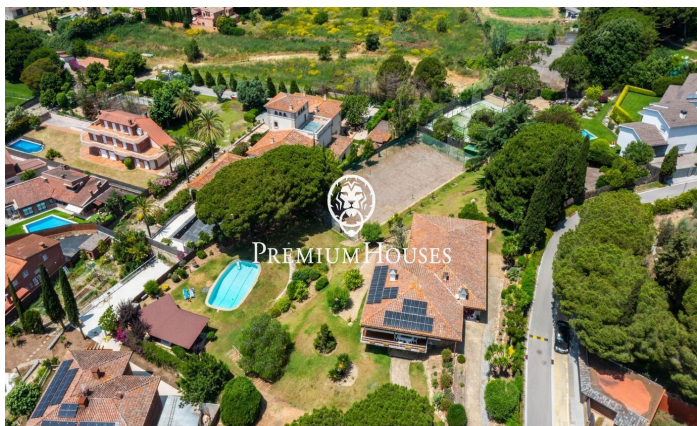
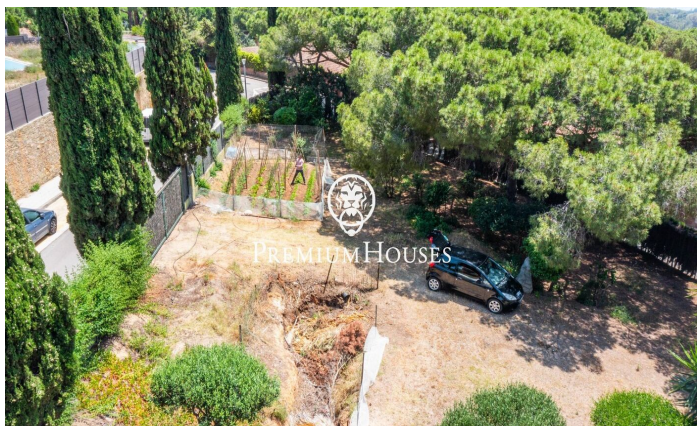
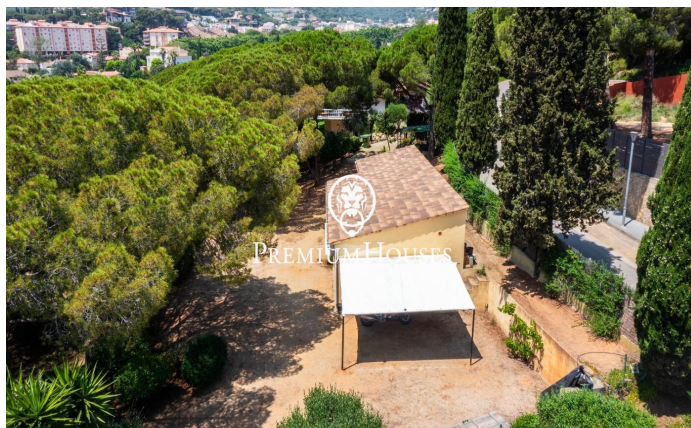
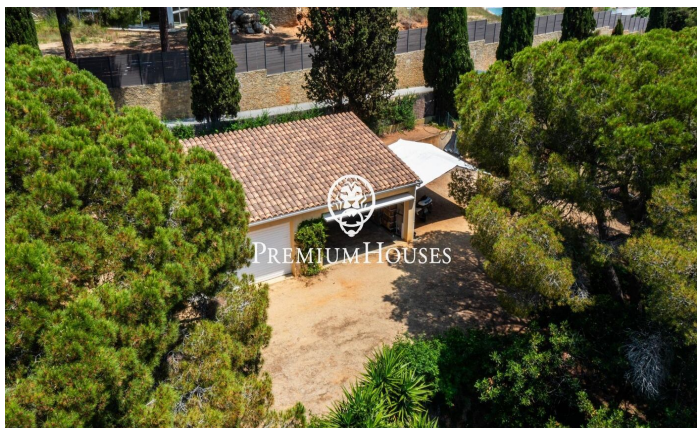
**€2,600,000**

861 m<sup>2</sup>  
4 Bedrooms  
3 Bathrooms  
7,100 m<sup>2</sup> plot  
Heating  
Sea views  
Phone  
Fireplace  
Security  
Parking  
Terrace  
Balcony  
Built in closets

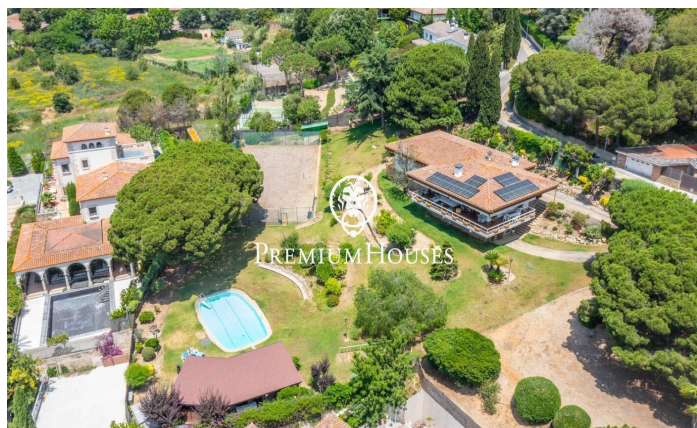
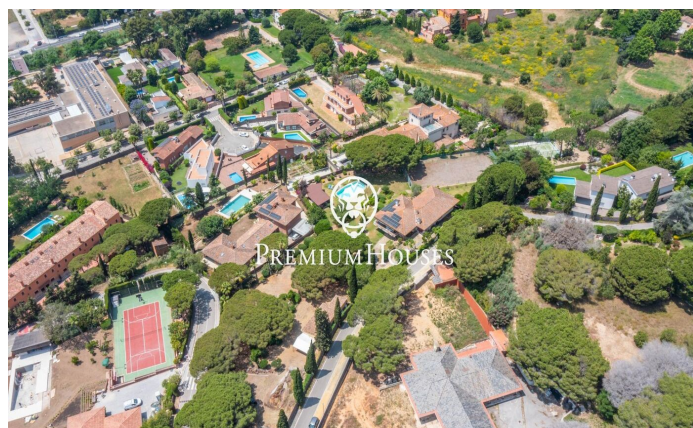
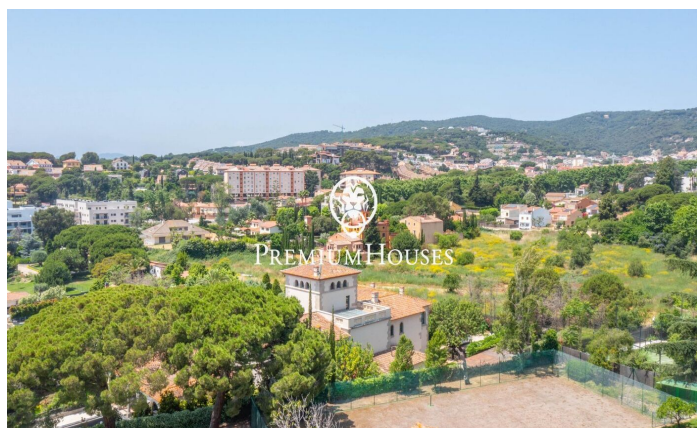
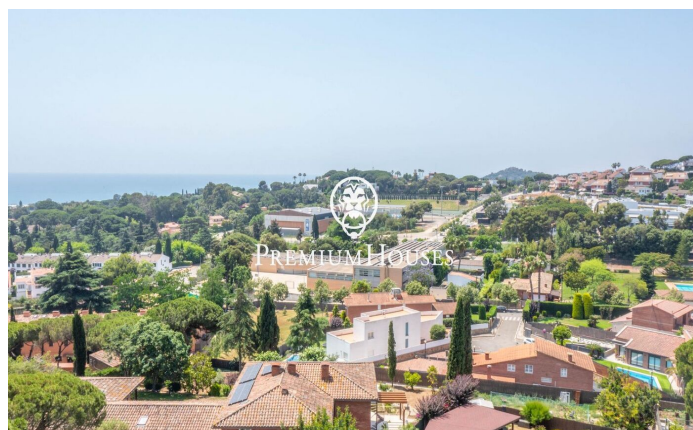












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