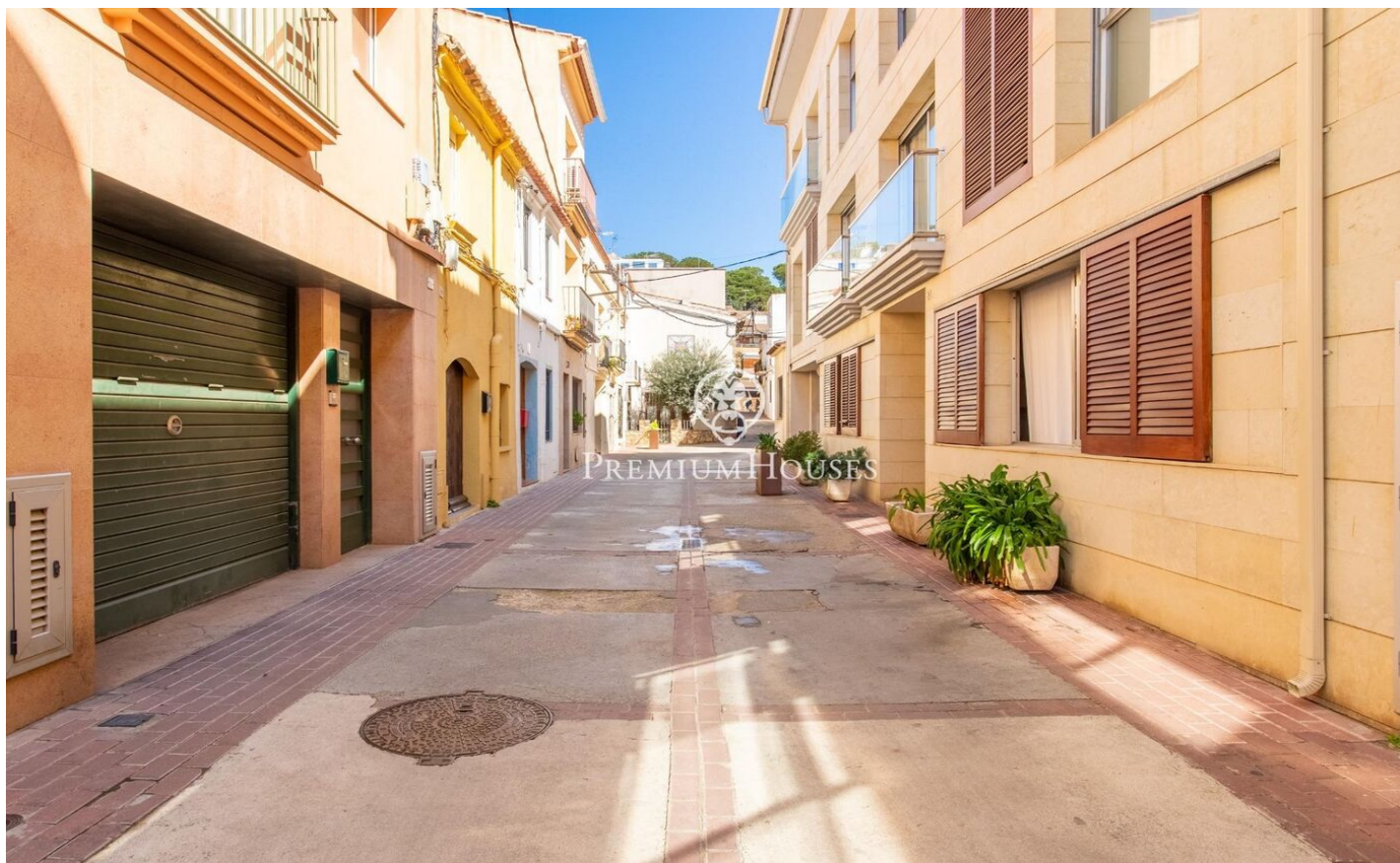


## House and ground-floor property for sale in the center of Sant Andreu de Llavanes

Ref: PH103869

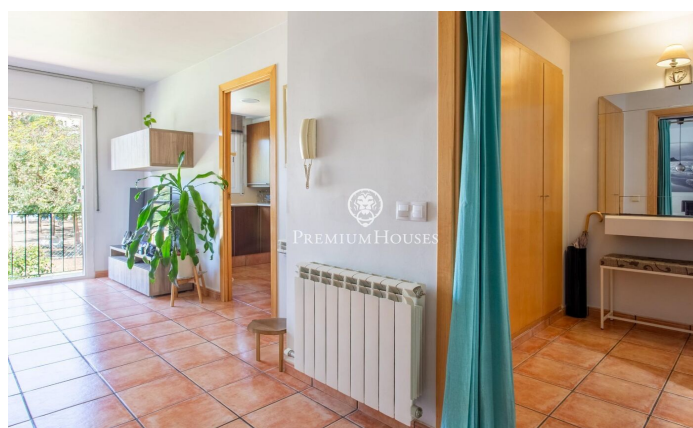
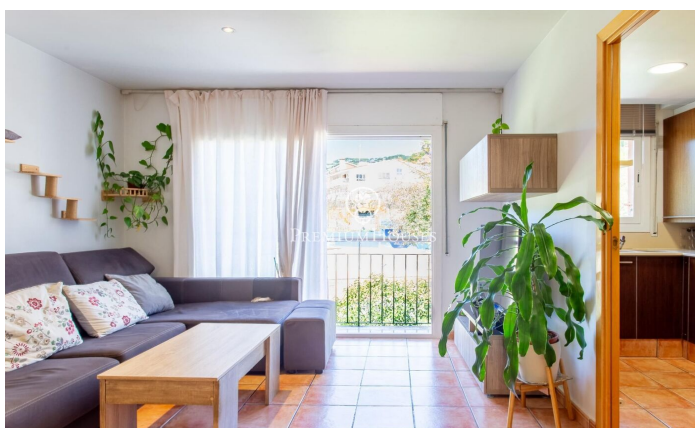
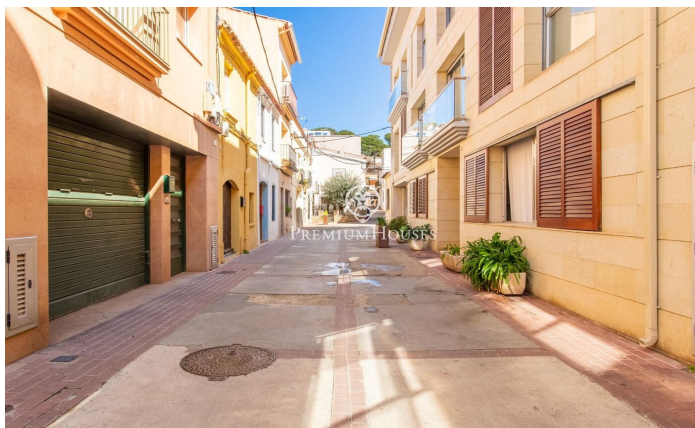


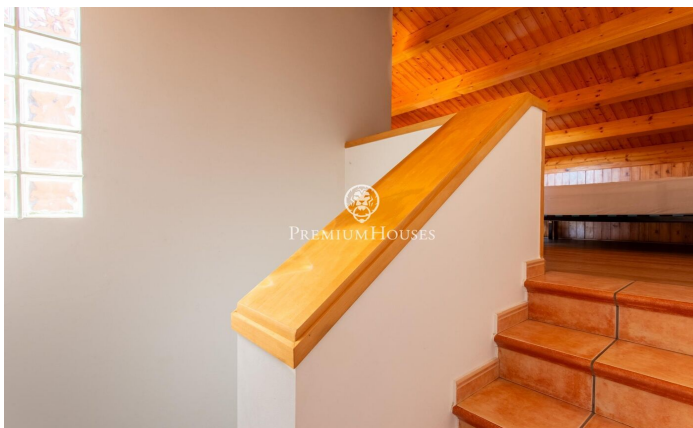
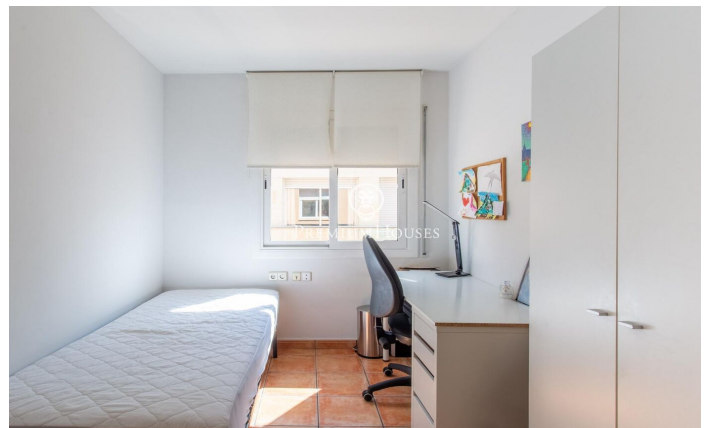
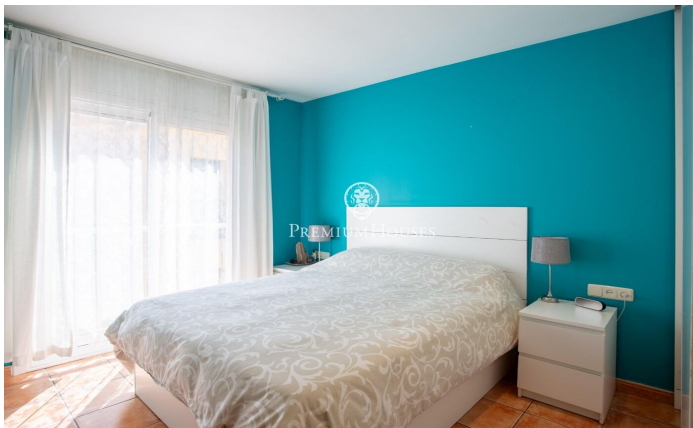
### Sant Andreu de Llavanes / Maresme/Barcelona Costa Norte

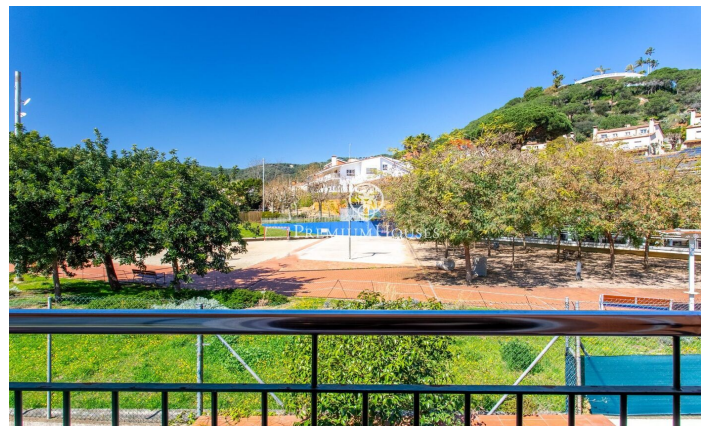
Located in one of the most exclusive towns on the Maresme coast, just 36 km from Barcelona, this property offers the perfect combination of quality of life, tranquility, and all services within easy reach. Sant Andreu de Llavanes is known for its privileged setting between the Mediterranean Sea and the Montalt mountain range, its excellent beaches, the prestigious Port Balís marina, its renowned golf course, and an outstanding gastronomic offering that make this town one of the most sought-after residential destinations on the Catalan coast. Situated right in the town center, this welcoming house is in perfect condition and ready to move into. The property features a bright living-dining room, a separate kitchen, a full bathroom, and three bedrooms, one of which is located on the attic floor with direct access to a pleasant terrace, ideal for enjoying moments of relaxation. Undoubtedly, one of its main highlights is the ground floor included in the sale, currently used as a spectacular garage with capacity for four vehicles (70 usable square meters), a storage area, and a bathroom. This exceptional space offers multiple possibilities: keeping it as a garage, creating a leisure area, a gym, a workshop, a professional office, or adapting it to the needs of each family. A pro...

**€450,000**

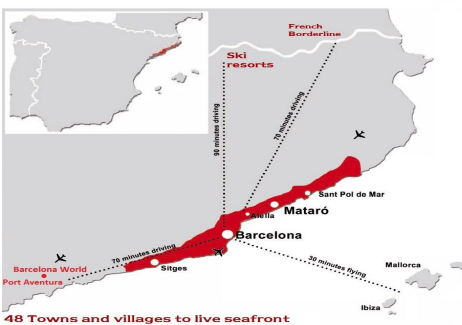
99 m<sup>2</sup>  
3 Bedrooms  
1 Bathroom  
A/C  
Heating  
Storage  
Security  
Parking  
Terrace  
Balcony  
Built in closets







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



Contact us for more information or to arrange a viewing

Tel: +34 93 798 88 99

[info@premiumhouses.com](mailto:info@premiumhouses.com)

[www.premiumhouses.es](http://www.premiumhouses.es)