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MRV003

Reference

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## Barcelona - Townhouse



8  
Bedrooms

7  
Bathrooms

522  
Area (m<sup>2</sup>)

800  
Land Area (m<sup>2</sup>)

Garage

Swimming Pool

**1 200 000 €**  
(EUR €)

### Charming fully equipped villa with a tourist license, garden, and pool for sale in Argentona, Barcelona.

This impressive 522 m<sup>2</sup> villa, situated in a beautiful 800 m<sup>2</sup> garden with a private pool, was built in 1880, with several subsequent extensions and updates. The property, spread over three floors, combines the historical and noble charm of the building with modern amenities and excellent integration with the outdoors. It has a rental license for tourist use with significant profitability potential.

**Ground Floor:** The ground floor is divided into three areas:

- **Day Area:** Here we find an independent living room with a fireplace, the dining room, and a fully equipped kitchen, both with direct access to the garden, creating a perfect connection with

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



the outdoors.

- **Guest Area:** Consists of three bedrooms and three full bathrooms. This area also has an independent direct access.
- **Laundry and ironing area with exterior access.**

**First Floor:** The first floor is dedicated to the night area, with two distinct sections:

- **Children's Area:** Four bedrooms sharing a full bathroom and a common work and play area.
- **Master Suite:** Includes a library living room with a large office and a toilet, giving access to the master bedroom with a walk-in closet and a full bathroom.

**Basement:** In the basement, we find:

- Hallway with built-in wardrobes
- Storage room
- Workshop area
- Gym
- Bathroom with shower
- Wine cellar
- Gardened English courtyard
- Additional pantry for the kitchen

**Accessibility:** All floors are accessible by an elevator, ensuring comfort and accessibility.

**Outdoor Area:** The property offers a spacious garden area:

- **Front:** Intended for private vehicle parking.
- **Rear:** Covered porch area, a summer dining area, pool, and a vegetable garden.

**Efficiency and Sustainability:** To enhance efficiency, the villa has a rainwater collection system that reduces garden maintenance costs, highlighting its commitment to sustainability.

This villa offers an unparalleled combination of elegance, comfort, and functionality, ideal for those seeking a luxury residence with a historical touch.

**Key Features:**

- **Tourist Use License:** HUTB-018094-61
- Elevator with stops on all floors
- Centralized vacuum system with exterior point
- Outdoor showers with hot/cold water
- Vegetable garden with drip irrigation system
- Continuous hygienic flooring in bathrooms and kitchen
- Suspended toilets for greater cleanliness and design
- Mediterranean garden with Bermuda grass and automatic irrigation
- Outdoor jacuzzi
- Natural gas heating (new boiler in 2023)



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- Air conditioning in main areas with A++ heat pump
- 14-meter pool with swimming lane
- Gradhermetic automatic adjustable blinds
- **Water sustainability:**
  - Rainwater collection tank connected to pool filtration
  - Water reuse for irrigation and WC flush systems
  - Closed-loop system for instant hot water access in showers
  - Solar panels for sanitary water heating
- Porches and outdoor pergolas for enjoying the open air
- Good views and natural light with an English courtyard on the -1 floor
- Natural oak plank flooring (2 cm) in noble areas
- Kitchen integrated into the garden for an exceptional culinary experience
- Interior and exterior alarm connected to the police

**Quick access to the C-31 (20 min from Barcelona) and C-60 (Vallès). Close to a school transportation stop for various international schools (100 m). Train station 7 minutes away.**

**Contact:** For more information and visits, please do not hesitate to contact us. This is a unique opportunity to acquire a luxury home with all the modern comforts and technologies in a natural and tranquil setting.

**General Conditions:** The information provided is based on third-party data and is offered for informational purposes. It is presumed to be accurate, but the offer may be subject to inaccuracies, errors, unintentional omissions, price changes, and/or withdrawal from the market without prior notice. Taxes on the transaction (such as ITP, VAT, AJD), Notary fees, and Property Registry costs are borne by the buyer.

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## Property Features

- Heating
- Fitted wardrobes
- Central vacuum system
- Pool
- Garden
- Garage
- Floors: 3
- Basement
- Views: Mountain views, Village view, Garden view
- Lift
- Electric shutters
- Main drainage
- Central location
- Domotics
- Energetic certification: E
- Rental licence
- Air conditioning
- Fireplace
- Equipped kitchen
- Proximity: Beach, Golf course, Shopping, Restaurants, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools
- Terrace
- Built year: 1880
- Wine cellar
- Storage / utility room
- Security alarm
- Double glazing
- Automatic irrigation
- Quiet Location
- Irrigation System
- Uninterrupted views
- Solar orientation: East, West