



## Spain. House in Sant Andreu de Llanvaneres.



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 2,450,000

### Location

Country: Spain  
State/Region/Province: Catalonia  
City: Sant Andreu de Llanvaneres  
Address: Сан-Андреас-де-де-Льяванерас  
Posted: Apr 12, 2025

### Description:

Spain. House in Sant Andreu de Llanvaneres.

Sant Andreu de Llanvaneres, Costa Maresme

2,450,000 €

Area 463 m2

Bedrooms 3

Bathrooms 4

Ref MSM53

Impressive two-storey detached house in the prestigious residential area of Sant Andreu de Llanvaneres, where luxury, comfort and sustainability are perfectly combined.

On the ground floor, a spacious and bright living-dining room connects directly with the garden and swimming pool, while the modern kitchen, equipped with NEFF appliances, will delight lovers of gastronomy. In the double-height hallway there is a laundry room and a wine cellar, as well as a guest toilet.

Thanks to the effective architectural solution, large windows allow plenty of natural light throughout the day. On this level there are two bedrooms with en-suite bathrooms and access to an outdoor patio, a study with natural light and storage space, and a distributor with direct access from the garage.

On the upper floor there is a spectacular master bedroom with a dressing room, vanity unit, en-suite bathroom and access to a large terrace with sea views, and a second study with its own terrace and mountain views. The outside area is a private oasis with a well-kept garden, swimming pool and terraces designed to make the most of the views and relaxing moments.



The house has triple glazed windows, air conditioning, underfloor heating, solar panels and an innovative geothermal system that guarantees maximum energy efficiency.

Situated in a privileged location, surrounded by nature, with easy access to the city center, the sea and the main communications with Barcelona and the Costa Brava, this house offers an unrivaled place for a peaceful life without giving up urban comforts. If you are looking for a home that combines luxury, functionality and a great location, this is the home for you. Contact us today and discover your new home!

Pool

Garden

Balcony or terrace

Lift

Parking

Garage

Furniture

Internet

Air conditioning

Heating

We will sell

## **Lease terms**

Date Available:

## **Contact information**

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