



Arxiu - Estació, Sant Cugat del Vallès

REF. VSC2512008

# House for sale next to the Sant Cugat Ferrocarrils Station

## Features

- ✓ Views
- ✓ Heating
- ✓ Boxroom
- ✓ AAC
- ✓ Terrace
- ✓ Backyard
- ✓ Pool
- ✓ Has parking

Surface

**188 m<sup>2</sup>**

Bedrooms

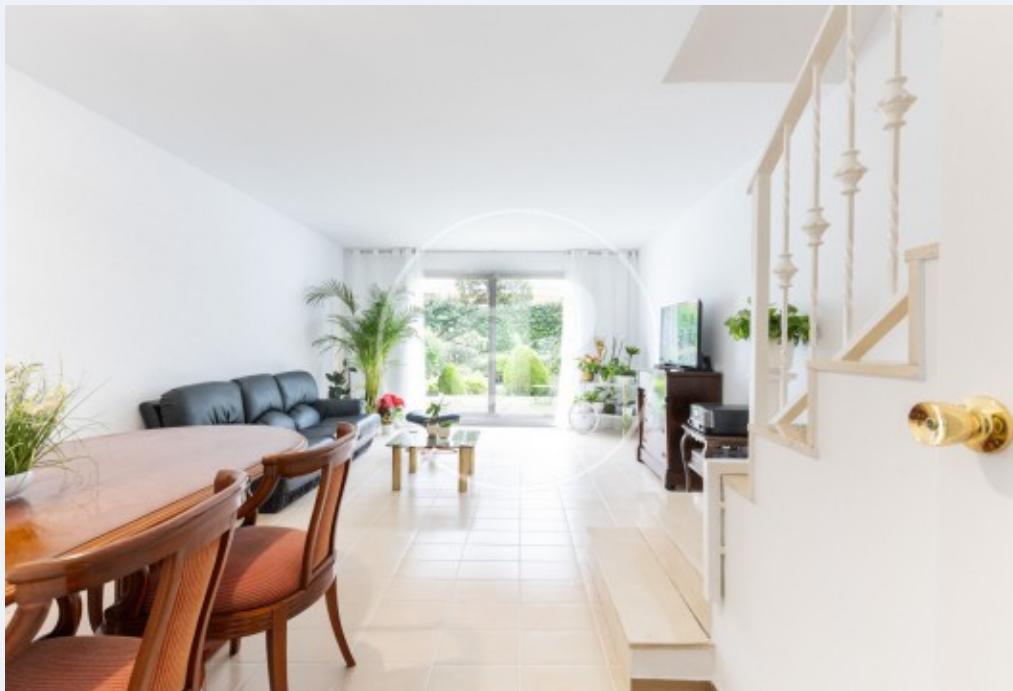
**4**

Bathrooms

**3**

Price

**959,000 €**



At aProperties, we are pleased to present this charming terraced house located in the Arxiu area, just a two-minute walk from the FGC-Centre station—an unbeatable advantage for those seeking quick access to Barcelona without giving up the tranquility of a privileged setting. With a total surface area of 188 m<sup>2</sup> according to the land registry (133 m<sup>2</sup> usable), the house is distributed over three floors plus a basement. It features a private garden, ideal for enjoying the outdoors, and access to an exclusive communal area with a saltwater swimming pool. Upon entering the property, we are welcomed by a spacious entrance hall that leads to a fully equipped kitchen-diner and a guest toilet. Next is the bright 26 m<sup>2</sup> living-dining room, a cozy space that opens onto a magnificent terrace and

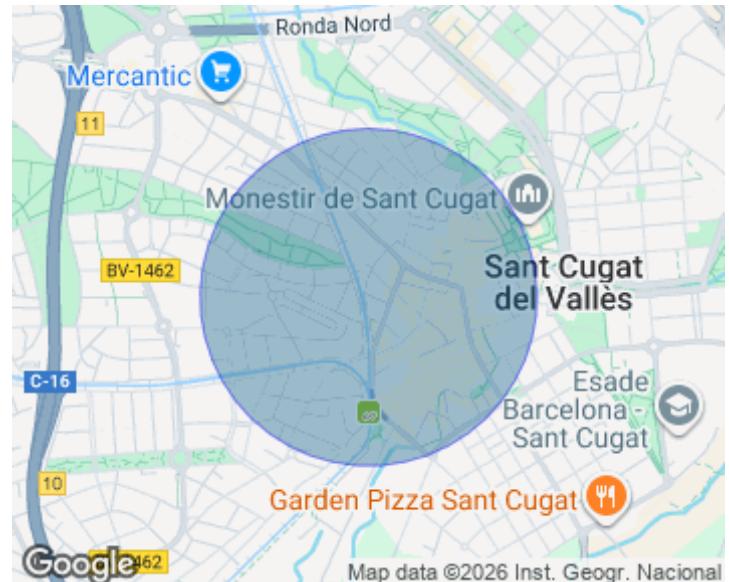
the private garden, where natural light and a south-facing orientation ensure a warm and sunny atmosphere throughout the day. Going up to the first floor, we reach the night area, designed to guarantee maximum privacy and comfort. Here we find two single bedrooms, along with a full bathroom that serves both rooms. The master suite features its own private bathroom and access to an 8 m<sup>2</sup> terrace, a perfect spot to relax while enjoying views of the garden. On the top floor, there is an attic, a versatile space that can be adapted to multiple uses: an additional bedroom, a home office, a...

**Contact us,**  
we will be happy to assist you,  
to offer you more details and information.



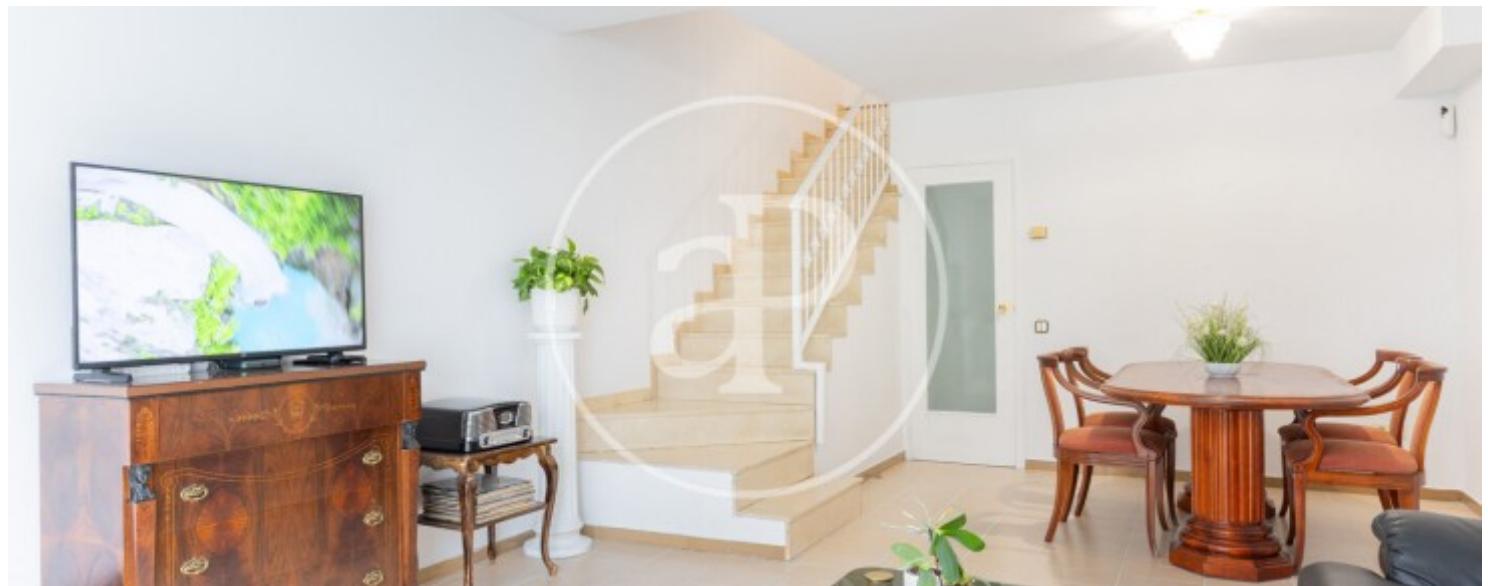
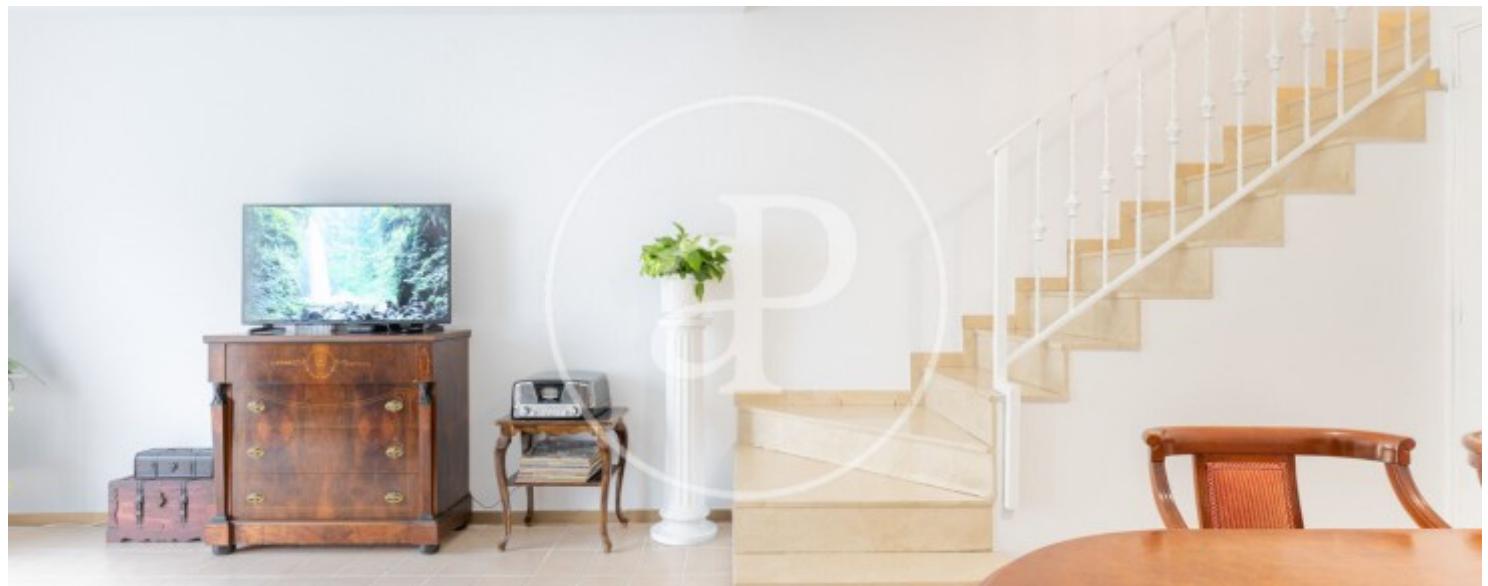
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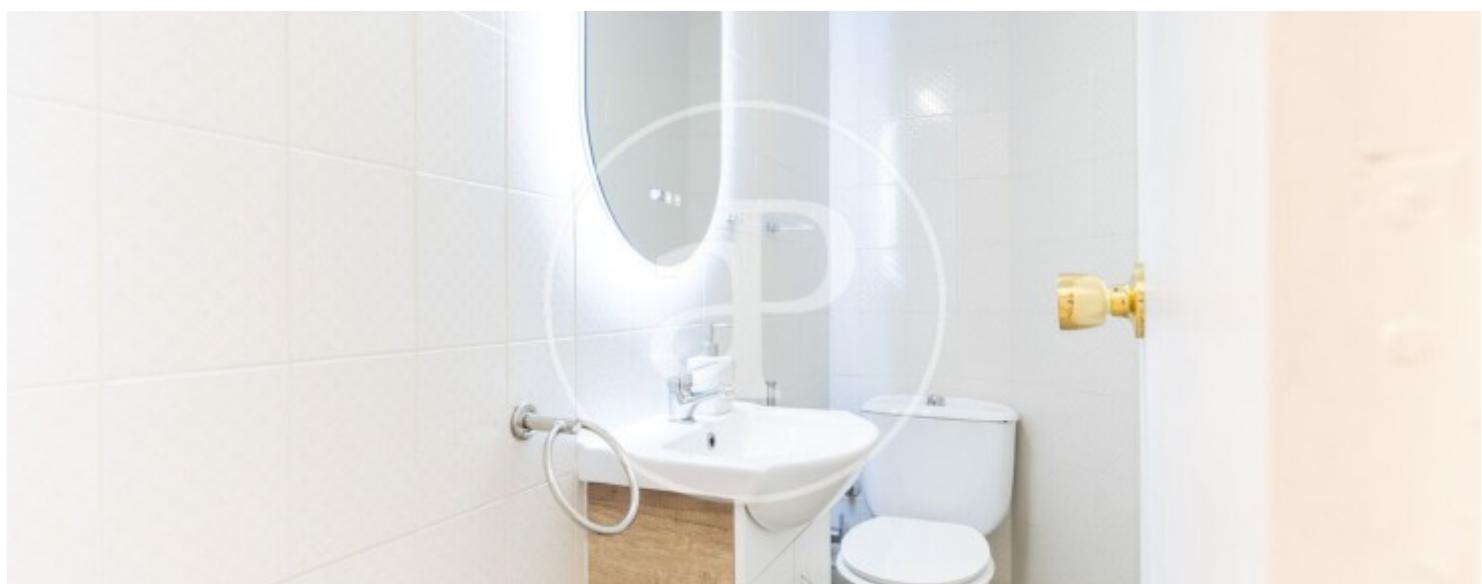
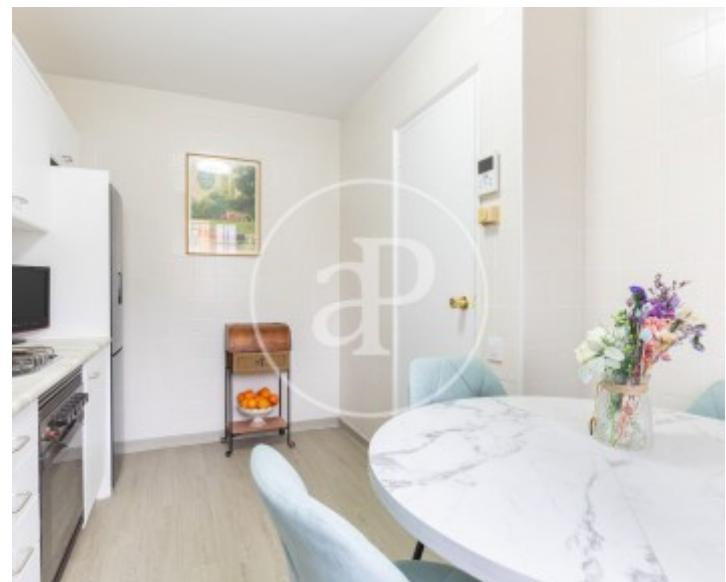
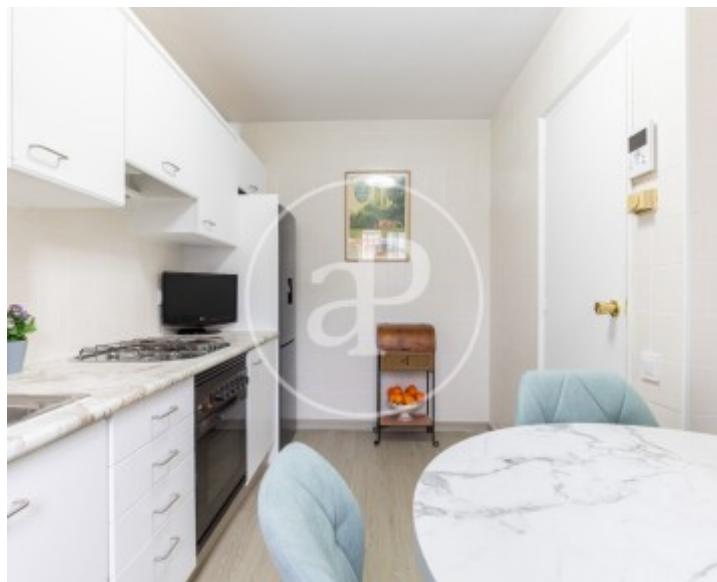
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For more information or  
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