

Valldoreix, Sant Cugat del Vallès

REF. VSC2510012

# Land for Sale in Valldoreix

## Features

### Surface

**2,048 m<sup>2</sup>**

### Price

**1,575,000 €**



Surrounded by the best views, peace and tranquillity, pine forests and the cleanest, purest air in the area, this property still enjoys excellent access to Barcelona —just five minutes from the train station and with public transport only a few metres away. Located in a residential area with an absolutely privileged setting and southeast orientation. Flat plot of 2,048 m<sup>2</sup>, classification 20A11. Possibility of segregation. Maximum building area of 572 m<sup>2</sup>, 50 % buildability, and 20 % ground floor occupancy. Construction: ground floor + 2 upper floors, up to a maximum height of 9.15 m. An auxiliary building of up to 3 % may also be added. The sale includes the basic project and building permit, which can be modified by the buyer, for the construction of a detached single-family house

—saving the usual processing time at the Valldoreix Town Hall. Features of the proposed family home project: 200 m<sup>2</sup> on the ground floor, 173 m<sup>2</sup> on the first floor, and a 200 m<sup>2</sup> basement. It includes a living-dining room, kitchen, 4 bedrooms, 4 bathrooms, multipurpose room, laundry room, storage room, and a garage for 3 cars. Outdoor area of 1,800 m<sup>2</sup> with swimming pool. Sant Cugat del Vallès, located in Vallès Occidental, is a town near Barcelona that retains the essence of a quiet village, yet only 12 km from the city. It is chosen by many families...

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



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For more information or  
to make an appointment

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