

Valldoreix, Sant Cugat del Vallès

REF. VSC2312001

# House for sale in Valldoreix

## Features

- ✓ Views
- ✓ Terrace
- ✓ Backyard
- ✓ Pool
- ✓ Has parking

Price

**671,000 €**

Surface

**67 m<sup>2</sup>**

Plot surface

**671 m<sup>2</sup>**

Bedrooms

**5**

Bathrooms

**2**



Exclusive 671 sqm plot of land with a period house to be completely renovated, located on the prestigious Avenida Joan Borràs in Valldoreix, one of the most sought-after and residential areas of Sant Cugat del Vallès. The property is surrounded by a pleasant and well-established garden, offering privacy, spaciousness, and huge transformation potential. This excellent plot allows for various possibilities: restoring the original house to enjoy a large residence with a garden and pool, or developing a new construction to make the most of the permitted buildability. An exceptional opportunity due to its location, dimensions, and urban planning possibilities, which is hard to match in the area. Zoning classification 20a/10: Buildability of 0.75% Auxiliary footprint of 3% Maximum height of

9.15 m Possibility of ground floor + two upper floors  
Basement allowed Setbacks: 3 m from sides and 5 m from front and rear Located just a few minutes from Valldoreix station, with a fast connection to Barcelona (approx. 15 minutes by car), close to bus stops, shops, and all the necessary services for daily life.

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

Valldoreix, Sant Cugat del Vallès

REF. VSC2312001



Valldoreix, Sant Cugat del Vallès

REF. VSC2312001





APROPERTIES  
REAL ESTATE

Paseo de Gracia 85  
08008 Barcelona  
T. 93 528 89 08  
[www.aproperties.es](http://www.aproperties.es)

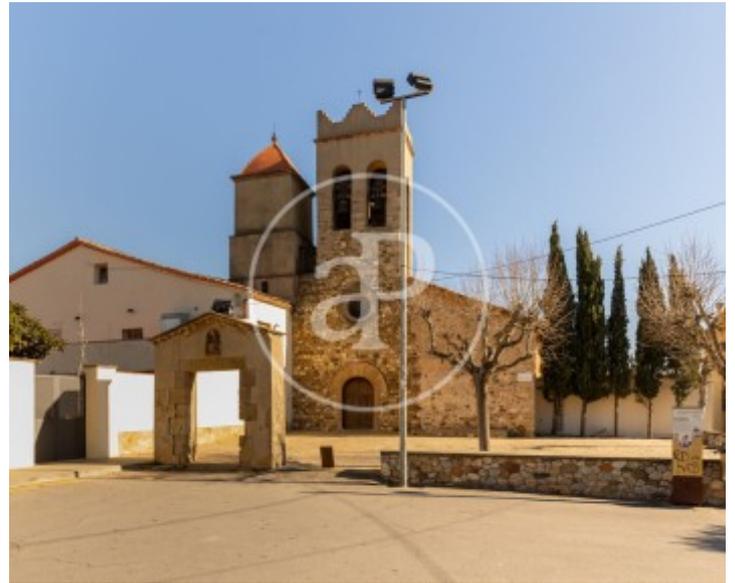
Valldoreix, Sant Cugat del Vallès

REF. VSC2312001



Valldoreix, Sant Cugat del Vallès

REF. VSC2312001



The information about any property is not binding to any offer or contract. Any verbal or written declaration made by aProperties with regards to the value or condition of the property should not be considered accurate or factual. The pictures make reference to some parts of the property at the times that they were taken. The areas, dimensions and distances that are given are approximate and should be checked by the client. The images are computer generated and are just an approximate indication of the real appearance of the property; these may change at any time. The information with regards to the property may also change at any time.

For **more information** or  
to make an appointment

[apropertiesbarcelona@aproperties.es](mailto:apropertiesbarcelona@aproperties.es)  
Tel: 93 528 89 08  
[www.aproperties.es](http://www.aproperties.es)