APROPERTIES
REAL ESTATE

Paseo de Gracia 85
08008 Barcelona
T. 93 528 89 08
www.aproperties.es

Valldoreix, Sant Cugat del Vallès

REF. VSC2312001

# House for sale in Valldoreix

## Features

- Views
- Terrace
- Backyard
- Pool
- Has parking

Price
**671,000 €**

| Surface | Plot surface | Bedrooms | Bathrooms |
|---|---|---|---|
| 67 m² | 671 m² | 5 | 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.

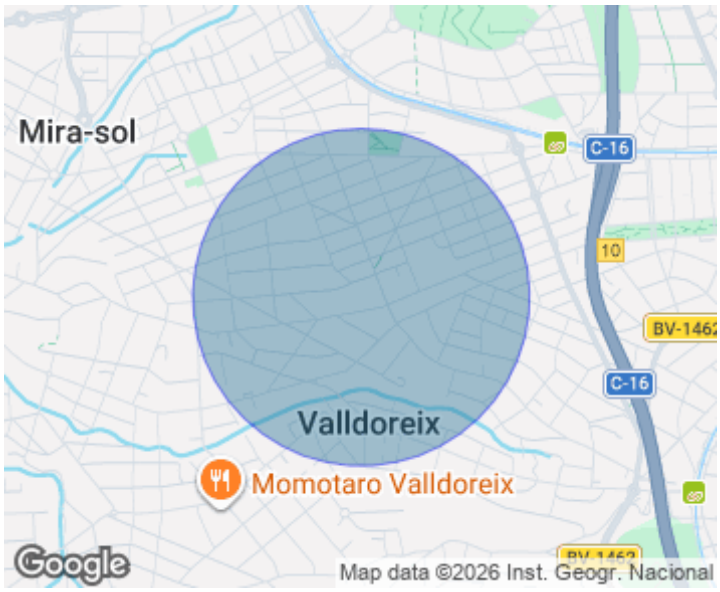
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