



## MEDITERRANEAN VILLA AT

### LOS VIÑEDOS

SANT PERE DE RIBES

910.000 €

Reference AH00199

Built surface area 280 m<sup>2</sup>

Useful area : 230 m<sup>2</sup>

Bedrooms 5

Bathrooms: 4+1

Plot surface area : 880.40 m<sup>2</sup>

AACC splits

Private swimming pool

24h security



### Description

This cosy and comfortable detached house is located in the residential area Los Viñedos, in Sant Pere de Ribes, only 5 minutes by car from Sitges and the beach. The house, surrounded by a beautiful garden full of rose bushes, is distributed in two comfortable floors.



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The main floor is characterized by the comfortable distribution and the wide spaces of the rooms.

On entering, on the left hand side we find the courtesy bathroom, on the right hand side the kitchen with access to the barbecue area, dining room with access to a cosy porch from where you can enjoy the view of the garden and swimming pool. The living room with a majestic fireplace has direct access to the garden and swimming pool.

This same floor consists, on one side of an en suite bedroom a single bedroom with bathroom in the hallway, a large living room ideal as a library, TV room or office, currently used as a piano room and another large en suite bedroom with access to the garden and swimming pool.

On the first floor there are two bedrooms, one double bedroom that opens onto a private terrace which has access to a large storage room under the roof. Both bedrooms share a complete bathroom.

The urbanization Los Viñedos offers private security service, a communal swimming pool and tennis courts.



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#### Other features :

Year of construction : 1977

Council tax: €2,594/year

Community charges: 698€/quarter

#### Location description

##### Description of Sant Pere de Ribes

Sant Pere de Ribes is a small town located about 40 km south of Barcelona and situated in the centre of the Garraf region. It is very well communicated by road, motorway and bus with Barcelona and Tarragona and a short distance from the Josep Tarradellas-Barcelona Airport (El Prat). Both, the municipality and its environment, surrounded by gentle mountains and vineyards, are very peaceful areas, ideal for families, for hiking, cycling, etc. It has all the services nearby: international schools, restaurants, shops, hospital, etc. The beaches of Sitges and Vilanova are only ten minutes away by car. Sant Pere de Ribes has a population of approximately 30.500 inhabitants.



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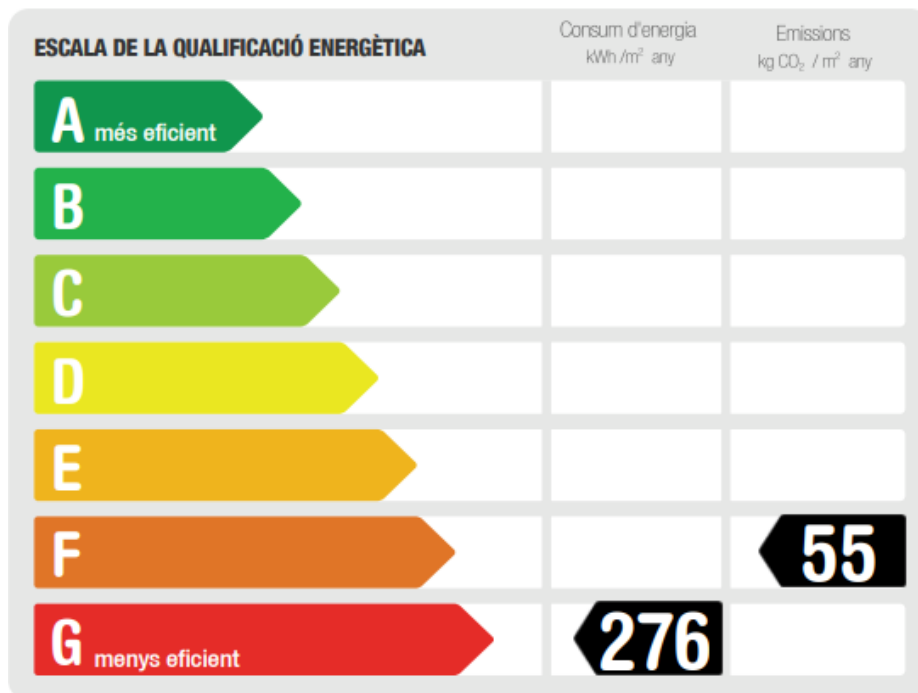
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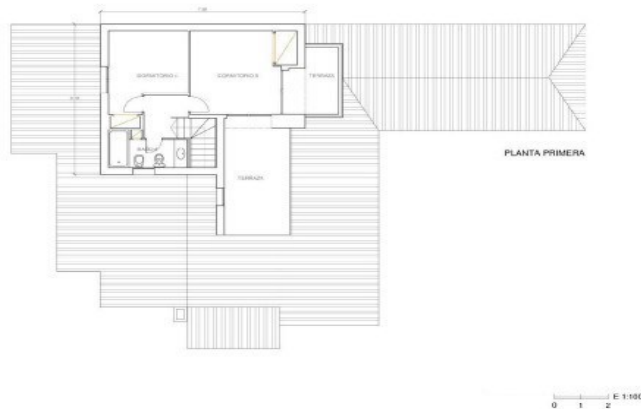
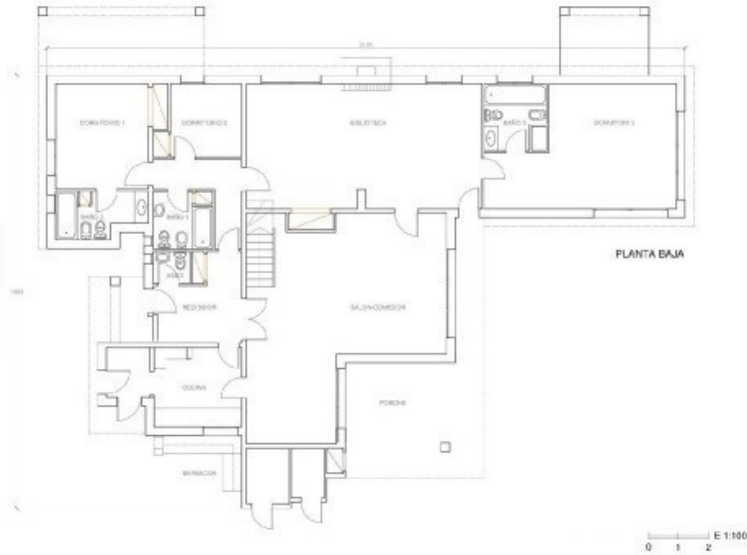
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