



CHARMING AND HISTORIC
FISHERMAN'S HOME
SITGES
1.320.000 €
Reference AH00209

Built surface: 215 m² (2.314.8 sqft)

Bedrooms: 6

Bathrooms: 3+2

Elevator

Move in ready

Terraces: approx 50 m² (538,20 sqft)

Independent studio + office space

At one minute from the beach Old town



Description Do a tour here <https://my.matterport.com/show/?m=k24eAPPeFiG>

Step into history with this beautifully restored fisherman's house, a true gem from the 20th century. Nestled in one of Sitges' most iconic pedestrian streets, just a leisurely 2-minute stroll from San Sebastian Beach, this property marries heritage with modern comfort.

This residence gracefully retains elements of its era while providing the convenience of contemporary living. Spanning four floors, with three of them seamlessly connected by an elevator, it offers generous spaces and an abundance of privacy.

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At street level, the house offers a space with two bedrooms and a guest bathroom. This area is ideal for use as bedrooms or for creating a workspace such as an office or converting it into a large open space, offering great potential to adapt to the needs of each family. Next, there is a spacious studio with a guest toilet and access to a picturesque terrace that connects to the main floor via a staircase or elevator. As it has street access, the house can be suitable for people with reduced mobility.

The first floor welcomes you with an inviting entrance hall leading to a spacious living-dining area seamlessly integrated with an open plan kitchen. Additionally, there is a generously sized bedroom and a well-appointed bathroom on this level.

Ascending to the next floor, you'll discover two more bedrooms, one of which boasts an ensuite bathroom, and a second single bedroom. This floor opens up to a sizable terrace, perfect for enjoying peaceful moments in seclusion.

The top floor offers a delightful double bedroom complete with its own bathroom and access to yet another entirely private terrace.



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This dwelling is a true testament to a bygone era, exuding character and charm while enjoying an unbeatable location in the heart of Sitges.

Other features

Gas heating

Ceiling fans and split air conditioning

Wooden, hydraulic and terrazzo floors

Wooden beams

Aluminum carpentry

Independent studio / multipurpose room / two additional bedrooms

Outdoor shower with hot water

IBI: approx. 830 €/year

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Location description

San Sebastian is a charming neighborhood in Sitges, a small town located about 40 kilometers southwest of Barcelona and very well connected to the Airport.El Prat.

It is one of the cartiers that make up this picturesque town. It is characterized by its narrow, winding streets, adorned with colorful buildings that showcase the traditional Mediterranean architecture. The neighborhood is nestled between the Mediterranean Sea and the Garraf Massif mountain range, providing stunning views from various points in the area. It is located right next to the iconic Sant Bartomeu i Santa Tecla Church, a prominent landmark in Sitges. The neighborhood offers a mix of residential and commercial spaces, ensuring that residents have easy access to amenities and services. San Sebastian is home to numerous shops, restaurants, and cafes, where locals and visitors can enjoy a variety of cuisine, including traditional Spanish tapas, seafood, and international flavors. It is particularly famous for its beautiful beaches, attracting tourists from all over the world.



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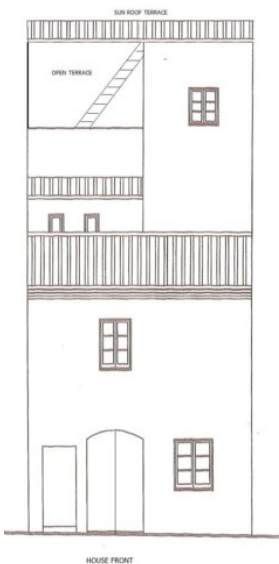
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ESCALA DE LA QUALIFICACIÓ ENERGÈTICA	Consum d'energia kWh / m ² any	Emissions kg CO ₂ / m ² any
A més eficient		
B		
C		
D		33
E	160	
F		
G menys eficient		



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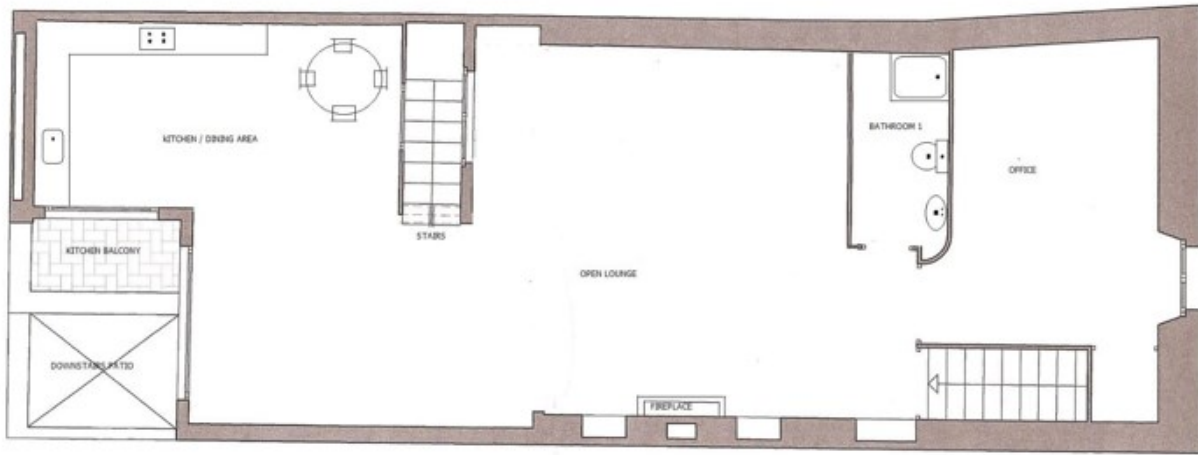


Transversal plan and facade



CHARMING FISHERMAN'S HOME SITGES

MAIN FLOOR



FIRST FLOOR

SECOND FLOOR

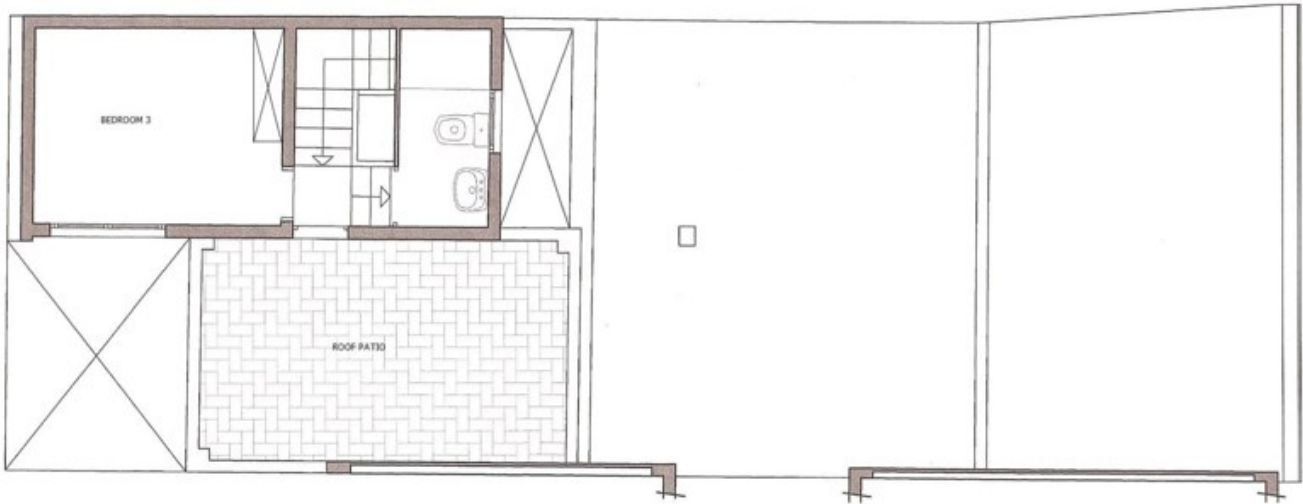


SECOND FLOOR



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ATIC FLOOR



THIRD FLOOR

GROUND FLOOR

