



## MEDITERRANEAN STYLE HOUSE IN QUINT MAR

SITGES

575.000 €

Reference AH00205

Built area: 146 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Plot area: 444 m<sup>2</sup>

Living area: 125 m<sup>2</sup>

Gas heating



### Description

This cosy house of 146m<sup>2</sup> built on a plot of 445m<sup>2</sup> is located in the quiet residential area of Quint Mar, only 5 minutes by car from the centre of Sitges and the beach.

It is a cosy house recently refurbished and distributed in three comfortable floors. On the main floor we find the living-dining room with fireplace and access to the 18m<sup>2</sup> porch and the modern independent kitchen.

On the first floor there are two single bedrooms sharing a bathroom.

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On the second floor there are 2 double bedrooms with 1 complete bathroom with bathtub.

Outside private parking on the plot.

Gas central heating.

The house is walking distance to the primary school.





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### Location description

Sitges is a small town located about 40 kilometers southwest of Barcelona and very well connected to the Airport.El Prat. It is internationally recognized for its Film Festival and Carnival. It is located in a beautiful enclave between the Mediterranean Sea and the Natural Park of Garraf. Its economy is based on tourism and culture and it is also a famous place for its popular beaches, gastronomy, nightlife, golf courses, marinas and historical places. It has a population of approximately 28,000 inhabitants and an important international community.



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ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente	<b>437</b>	<b>92</b>

The information provided by the agency is offered by third parties and is believed to be reliable but is not guaranteed and must be independently verified. The buyer must verify the areas, dimensions and distances since they are only approximate. The expenses of patrimonial transmission (ITP), VAT, Notary and Land Registry are not included in the sale price and are borne by the buyer.