



## ONE OF A KIND APARTMENT WITH GARDEN IN THE OLD TOWN SITGES

Reference AH00203

Useful area: 74 m<sup>2</sup>

Bedrooms: 1

Bathrooms: 1

Constructed area: 104 m<sup>2</sup>

Garden area: 47 m<sup>2</sup>

Independent entrance



### Description

This charming piece of history nestled in the heart of Sitges Old Town is a ground-floor apartment with a unique blend of old architecture and modern design. It is part of a building of only 3 neighbours dating back to 1911 and was renovated in 2001, carefully preserving the original modernist construction features in order to maintain its historical value.

With a private entrance from the street to the garden, this gem of a property offers a truly intimate and exclusive living experience located on a very quiet street in the old town of Sitges, within walking distance to the beach, stores and restaurants.

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The apartment consists of an entrance hall with glass doors, spacious living room that hides a small subway wine cellar of the time and a fully equipped kitchenette, large double bedroom with fitted closets and an elegant and bright bathroom, which offers a whirlpool tub and shower. The high ceilings of the apartment are exceptional for this part of town and add an impressive loft-feeling effect to the space.

As you exit the lobby area of the apartment, you will be greeted by a beautiful and private garden, an oasis right at your doorstep.

The apartment is flooded with natural light thanks to the large windows surrounding the property.

#### **Other features**

Centralized Air conditioning and heating

Micro.cement floors

Community fees approx. 94 €/month

IBI / Council tax approx 575 €/year



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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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### ENERGY INFORMATION

ESCALA DE LA QUALIFICACIÓ ENERGÈTICA	Consum d'energia kWh / m <sup>2</sup> any	Emissions kg CO <sub>2</sub> / m <sup>2</sup> any
<b>A</b> més eficient		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		<b>51</b>
<b>G</b> menys eficient	<b>306</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.