



## Luxury 4 Bed Villa For Sale In Mediona Spain



### Информация об агенте

Название:	Niall Madden
Название компании:	Esales Property Limited
Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 821,441.66

### Местоположение

Страна:	Испания
Область:	Каталония
Город:	Mediona
Адрес:	Lloc Urbanitzacio Sant Elies
Почтовый индекс:	8773
Добавлено:	28.07.2023

Описание:

Luxury 4 Bed Villa For Sale In Mediona Spain

Esales Property ID: es5553741

Urb Sant Elies  
Mediona  
Barcelona  
Spain

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Spain is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

A beautiful, detached house with three floors, in an urbanization surrounded by forests and vineyards and with views of the Montserrat mountain.



Special emphasis has been dedicated to the environment when remodelling the house: solar panels (4,500kw per year), insulated roof, partitions and windows, tilt-and-turn windows with insulating thermal bridge and solar radiation protector.

On the first floor is the spacious and bright kitchen with a separate door, laundry pantry, living room with access to the porch, equipped bar with wine cellar, cabinets and marble countertop, fully equipped bathroom, a closet for visitors' bags and jackets, a dining room with modern bioethanol fireplace and with access to the barbecue area and a detached study-workshop.

On the second floor, there is a bright family bathroom, four bedrooms, one en-suite with a dressing room and a fully equipped 15M2 bathroom. This area has access to a solarium with views of the fields and mountains from three angles.

And finally, there is the attic with a bioethanol fireplace surrounded by large windows; This completely open space contains the TV and reading room, as well as a work area. It also has two storage rooms, each with another rear storage room and a 2,500 lt—water reservoir.

The house has a large front porch and is surrounded by a beautiful 500 m2 garden. Irrigation is carried out through the recovery of residual waters through an oxidation treatment facility and automatic irrigation system. This beautiful garden also has a pool (4 X 5 m.) with a recirculating system, a large stone water fountain, and various sitting areas. It has an independent barbecue area with storage facilities, a gazebo, a gas stove and a refrigerator.

The independent studio workshop has a parquet floor and a nice view of the garden.

There is also a garage and parking area.

The house has diesel central heating as well as independent A++ air conditioning units (hot / cold)

A central decalcification system and reverse osmosis system in the kitchen provide top quality drinking water.

The house has a burglar alarm system (Securitas Direct) installed.

It can be sold either fully furnished or empty.

You will be able to enjoy the beauty of nature and disconnect from the city's bustle, inhale fresh air, hear the sounds of the trees swaying in the wind and see deer, foxes, hares, wild boars, rabbits, bees and a diversity of beautiful birds. Of course, to see some of them you will have to go for a walk through the surrounding woods and fields.

Due to the solar panels, Electric consumption is very low.

Between April – October the current owners practically pay for zero consumption (two people).

The house is on the Alt Penedés wine route and is surrounded by castles and vineyards. It's a 35-minute car drive from the beach, 45 minutes from Barcelona and 10 minutes from the nearest train station. The urbanization has a bus service three times a day.

It is possible to expand the plot by 450m2, annexing the adjoining plot at the back (for additional price).



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## ABOUT THE AREA

Mediona is a municipality in the comarca of Alt Penedès, Barcelona, Catalonia, Spain. The stunning green seascapes of the Mediona vineyards, broken by farmhouses, chapels, castles, caves and caverns, whet the appetites of hikers, cyclists, climbers and cavers alike. The meeting point for hikers is Mediona Castle, mentioned in sources as far back as 1011. The building still retains Romanesque features and the foundations of a round-based tower. It is accompanied by a 12th-century church, Neo-Classical in style, which was restored in 1940.

Barcelona, the cosmopolitan capital of Spain's Catalonia region, is known for its art and architecture. The fantastical Sagrada Família church and other modernist landmarks designed by Antoni Gaudí dot the city. Museu Picasso and Fundació Joan Miró feature modern art by their namesakes. City history museum MUHBA, includes several Roman archaeological sites.

The Catalonia region, in northeastern Spain, is known for the lively beach resorts of Costa Brava as well as the Pyrenees Mountains. Barcelona, the regional capital, has a historic Gothic Quarter, La Rambla pedestrian mall, museums and several beaches. Antoni Gaudí's distinctive modern art and architecture can be seen at the Sagrada Família Basilica and in the colorful outdoor mosaics of Park Güell.

## MAiN FEATURES:

- 304m<sup>2</sup> of living space
- 608m<sup>2</sup> plot
- 4 Bedrooms
- 3 Bathrooms
- Detached
- Private Pool
- Private Garden
- Private Parking
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Spain
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- Terrace
- Balcony
- Parking space included in the price
- Second hand/good condition
- Fitted wardrobes
- Storeroom
- Orientation North, South, East, West
- Built in 1995
- Central heating: Fuel oil
- Only outdoor access is adapted for people with reduced mobility



- Energy performance certificate B
- Consumption: 70,5 kWh/m<sup>2</sup> year
- Emissions: 13,3 kg CO<sub>2</sub>/m<sup>2</sup> year

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## Общие

Спальни:	4
Ванные комнаты:	3
Готовые кв.м.:	304 кв м
Площадь участка:	608 кв м

## Utility details

Heating:	да
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## Rental details

Furnished:	да
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## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL:	<a href="https://www.youtube.com/embed/bN3szzG-Dek?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/bN3szzG-Dek?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.263
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