




## Breda - Townhouse



 **3** Bedrooms    
  **3** Bathrooms    
  **338** Area (m<sup>2</sup>)    
  Swimming Pool    
**640 000 €**  
(EUR €)

### A house with a private garden, swimming pool and panoramic views in the centre of Breda

Designer residence, with a private pool and garden, located in the Plaza Mayor of Breda, on the edge of the Montseny Natural Park and just 30 minutes from the beaches of Blanes, Lloret De Mar and Arenys de Mar.

The layout of the house is made up of three floors.

The ground floor, of 120 m<sup>2</sup>, includes an elegant entrance hall, a modern kitchen-dining room (which was completely renovated 1 year ago), a toilet, a large living-dining room and a staircase.

The first floor, also of 120 m<sup>2</sup>, has three bedrooms, a master suite with a dressing room and an adjoining office, two full bathrooms and a functional laundry room. The three bedrooms are exterior



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



and have natural light.

The second floor, of 98 m<sup>2</sup>, offers an open space with a bathroom and access to a terrace with panoramic views of the town and the mountains.

The residence is equipped with heating in all rooms and air conditioning in the living-dining room and in the master suite.

There is the outdoor garden, with its pool of 16m and seating area, with trees and plants offering an oasis of tranquillity and privacy. There is a private well in the garden.

Few more important details: there is a brand new functional fire place that makes the first floor very warm if needed. The floor tables are original. The outside part of entire house was painted in 2024. The village surrounded by developed shopping area (food, furniture..ect), various schools, bigger villages, there is train line going to Barcelona, nice campaigns.

The property is located just 45 minutes from the centre of Barcelona and 40 minutes from Girona. This property represents a unique opportunity to enjoy the tranquillity of Breda, just a short drive from the Costa Brava and the Montseny natural park.



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Equipped kitchen
- Alarm pre installation
- Proximity: Beach, Shopping, Restaurants, Open field, Hospital, Pharmacy, Schools, Public Swimming Pools
- Terrace
- Laundry
- Storage / utility room
- Security alarm
- Quiet Location
- Gas fire
- Closed fireplace
- Security door
- Solar orientation: North, South, East, West
- Renovation year: 2020
- Washing machine
- Air conditioning
- Fireplace
- Gas central heating
- Pool
- Garden
- Built year: 1900
- Kitchenette
- Views: Countryside views, Mountain views, Pool view, Village view, Urbanization view, Garden view
- Walking distance to beach
- Central location
- Well
- Barbecue
- Uninterrupted views
- Balcony



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