

## Magnificent historic estate of 3,800 m<sup>2</sup> in Sant Just, Barcelona

Ref: CM1267



### Sant Just Desvern

Just 5 kilometers away from Barcelona we find this splendid villa on the main street of the familiar town of Sant Just, next to the best international schools in Barcelona (American School, Highlands School, German School) but with absolute privacy. This unique property represents the symbol of the town and is part of the Architectural Heritage of Catalonia, thus having numerous tax benefits: exemption from heritage tax, and a substantial reduction on the IBI (Property Tax) payment. The entire estate has 3,800 m<sup>2</sup> of land and about 850 m<sup>2</sup> built divided in the main villa, guest house, maintenance staff house, huge garden with outdoor pool, garage, gym with sauna, and squash court (previously indoor pool). In total it has 8 bedrooms and 8 bathrooms. The palace sits on high ground, in front of the Roman fountain, which gives it a solemn and imposing character, which in turn allows a peripheral view of the entire enclosure. It has about 500 m<sup>2</sup> on 3 floors. First; kitchen, living room, dining room, office and courtesy toilet. Second; master suite with attached living room, dressing room, bathroom, and 3 more suites with own bathroom. Third; guest bedroom with bathroom and terrace with spectacular panoramic views. The other buildings add to the set 3 more bedroom...

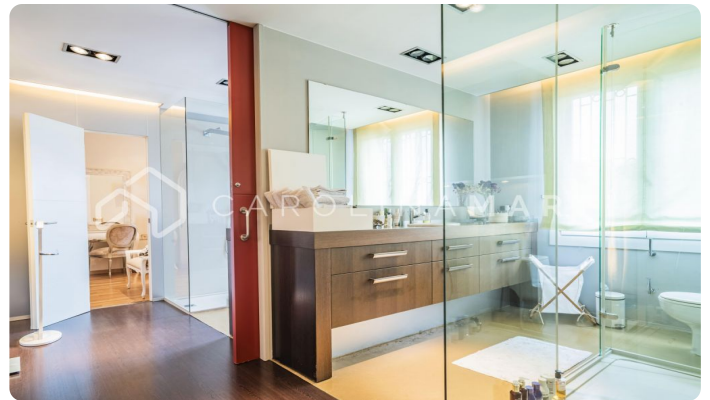
**€9,700,000**

850 m<sup>2</sup>  
8 Bedrooms  
8 Bathrooms  
3,800 m<sup>2</sup> plot  
Pool  
A/C  
Heating  
Views  
Mountain views  
Backyard  
Storage  
Lift  
Furnished  
Phone  
Fireplace  
Security  
Gym  
Parking  
Terrace

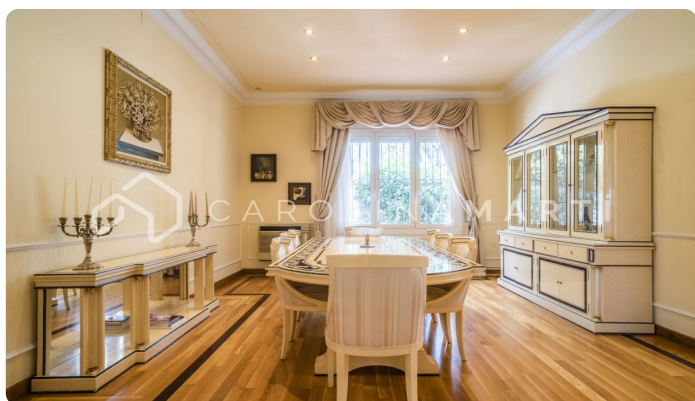
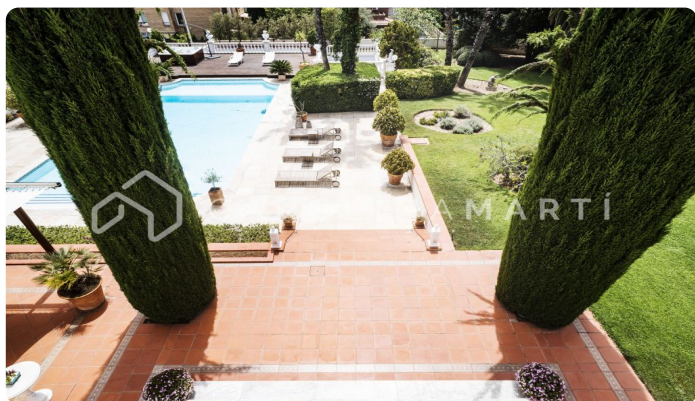












Contact us for more information or to arrange a viewing

Tel: +34 93 241 10 95

[info@carolinamarti.com](mailto:info@carolinamarti.com)

[www.carolinamarti.es](http://www.carolinamarti.es)