

# Villa Llavaneres

Region: Barcelona Region **Sleeps:** 10 - 11

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## Overview

Welcome to Villa Llavaneres, the perfect base for exploring bustling city life and picture-perfect beaches! This modern four-bedroom, two-bathroom home is located in the easygoing town of Sant Andreu de Llavaneres. You're just 35 minutes from Barcelona and 90 minutes from the Costa Brava.

Large groups will love Villa Llavaneres! There's lots of space as the house sits on a generously-sized 1000m<sup>2</sup> plot. Alongside the large garden and private swimming pool, there are lots of amenities to make a group holiday even more relaxing. These include Wi-Fi, air conditioning, washing facilities, a fully-equipped kitchen and plenty of room for kids to play.

The heart of the home is the living room on the ground floor. It feels really bright and airy here, thanks to the wide windows and double doors which lead to the garden. Two sofas and a recliner mean that there is plenty of room for movie nights! The room also features a dining table, perfect for sharing home-cooked meals together. The generously-sized kitchen has an extendable breakfast table and is also filled with natural light. You have everything you need for independent dining here, including an oven, microwave and dishwasher, so no washing-up arguments!

Three good-sized double bedrooms also feature on this floor and are as welcoming as the rest of the house. They are all filled with light and have plenty of storage. A bathroom and a large family bathroom with a jacuzzi bath complete the ground-floor accommodation.

From the living room, wooden stairs lead upwards to a big surprise. The entire upper floor has been converted into a wonderful open-plan living and sleeping space. This would make an ideal den for teenagers or groups of young friends. There are two sets of bunk beds in the sleeping area, sectioned off by bookshelves. Moving into the lounge area, you'll find seating (including a sofa bed) and a billiards table. Imagine the fun you can have with that! From this area, double doors give access to a huge, sunny terrace featuring a picnic bench. Relaxing and soaking up the views has never been easier!

Going outside, the garden is impeccably manicured and includes a garage. Here you'll find a private swimming pool, tempting sun loungers and a terrace for alfresco dining. A whole day could be spent together out here! Why not try a game of ping pong or rustle up a meal on the traditional stone oven



barbeque? And at the end of the day, what a place to catch the sunset over the nearby mountains!

## Facilities

Villa/House • **Recommended** • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Satellite TV • TV • Games Room • Indoor Games • Outdoor Games • Table Tennis • Pool/Snooker • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa Llavaneres is a splendid property for rent near Barcelona, in the well-known town of Sant Andreu de Llavaneres, within walking distance of all services and close to the beach. The villa has a large private pool on a very well-kept flat garden overlooking the sea and mountains.

### Ground Floor

- Spacious living room with comfortable seating, fireplace, satellite TV and access to the garden
- Open-plan dining area for 6 people
- Well-equipped kitchen with breakfast table and access to the terrace
- Family bathroom
- Shared bathroom
- Bedroom with double bed, TV, and access to the garden
- Bedroom with double bed and desk
- Bedroom with double bed

### First Floor

- Bedroom with two bunk beds, lounge with billard and sofa bed, and access to a terrace with outdoor furniture

### Exterior Grounds

- Private swimming pool (8 x 4 m), separate jacuzzi, and outdoor shower
- Large patio and garden area
- Covered terrace
- Outdoor dining
- Various sun loungers
- Garden furniture
- Summer kitchen
- Private parking
- Barbecue

### Additional Facilities

- Wi-Fi connection
- Air-conditioning (in common areas only)
- Central heating
- Washing machine
- Tumble dryer
- Dishwasher
- Cot and high chair
- Satellite TV
- Hair dryers
- Table tennis
- Smoke and Carbon Monoxide alarm



- First-aid kit
- Fire extinguisher

*Tourist Registration Number: HUTB-013499*

## Location & Local Information

The town of Sant Andreu de Lllaneres has an enviable location. Situated between the sea and the mountains, it is also just 35 minutes from Barcelona. The view from the house is dramatic, as hills and mountains surround Sant Andreu de Lllaneres. The nearby parks of Montnegre and El Corredor are known as 'forests by the sea', and they are great hiking spots where you can all experience Neolithic dolmens and medieval churches.

Villa Lllaneres is also near the Maresme coast, so access to the seaside is easy! The area is less crowded than the Costa Brava, and the wide beaches are filled with family-friendly activities and play areas that you won't want to miss. Along the Maresme coast are lots of interesting places to explore. One lovely spot is the spa town of Caldetes. This is a 20-minute walk up from the beach (Tres Micos and Platja de la Riera are the closest). Along the way are many restaurant and cafe options. Once you arrive in town, why not try the local spring pool? What a fantastic way to relax!

Every amenity you need is close to the property, including a train station with links to Barcelona. The nearby marina of Port Balis also has a beach, pleasure boats, shops and restaurants. Other popular beaches are Les Barques and La Estació, loved by locals for their calm seas and many water sports.

Thirty-five minutes away from Villa Lllaneres is the amazing Barcelona. Two thousand years of architecture, some of the best food in Europe and entertainment for a family of all ages make this city a must-visit. Las Ramblas is one of the most famous streets in the city centre, and it's pedestrian-friendly. Walking this route, you'll see a lot of artists, restaurants, shops and an outdoor food market which should not be missed. The city also has its own beaches, and the closest to the centre is Barceloneta Beach. It's also one of the best, with a lifeguard, Wi-Fi, bathrooms and showers. There's even an information point should you need help picking a nearby restaurant.

Eating out in Barcelona is a foodie's delight! Seafood paella is fresh and delicious. Tapas are everywhere and are a great way to sample the local cuisine. Unsalted goat cheese, called mató, is a Catalan speciality, eaten with honey and walnuts. Dessert lovers will enjoy the crema Catalana, which is the same as crème brûlée, except Catalonians, who will tell you it's their invention, not the French!

Villa Lllaneres' location gives you the best of everything! Sleep surrounded by peaceful green hills knowing that beaches, shopping, restaurants and city life are all close by.



## Local Amenities

Nearest Airport	<b>Barcelona Airport (55 km)</b>
Nearest Ferry Port	<b>Barcelona Ferry Port (43 km)</b>
Nearest Village	<b>Sant Andrey de Llavaners (1 km)</b>
Nearest Town/City	<b>Mataro (8 km)</b>
Nearest Restaurant	<b>El Iberic de Mar (850 m)</b>
Nearest Bar/Pub	<b>Ca L'Arturo (2 km)</b>
Nearest Supermarket	<b>Condis (2 km)</b>
Nearest Beach	<b>L'Estacio Beach (5 km)</b>
Nearest Golf	<b>Llavaneras Golf Club (3 km)</b>
Nearest Tennis	<b>Mora Tennis Club (3 km)</b>

## What we love

- We love all the activities available in the large garden! There's a private swimming pool, table tennis, barbeque area and alfresco dining on the terrace for everyone to enjoy
- The huge open-plan living and sleeping area upstairs makes an ideal hang-out spot for older kids and teenagers
- Villa Llavanes is just 35 minutes from the fabulous city of Barcelona!
- The spectacular coasts of Maresme and the Costa Brava are easily accessible from this house and spots you definitely won't want to miss out on exploring!

## What you should know...

- One bedroom has two sets of bunk beds, which is great for kids, but adults may not enjoy them as much!
- You can leave the car behind and take a bus, taxi or train to the centre of Barcelona
- The swimming pool and outdoor hot tub are not fenced, so children should be supervised at all times

# Terms & Conditions

- Security deposit: €400 for a week or less, or €800 for more than a week stay, charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm.
- Departure time: 10 am.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights during peak season. 2-3 nights during other periods.
- Changeover day: Saturday during peak season. Flexible during other periods.
- Pets welcome?: On request and with prior agreement from the owner.
- Smoking Allowed?: Not permitted.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Stag & Hen Do's Allowed? : Not permitted.
- Other Ts and Cs: Please note that the owner does not accept groups of young people up to 30 years old.