

ROYAL-VILLAS-EUROPE

from where you are . . .
to wherever you want to be

Spain



Sitges Area

Ref SHF3

Located close to Sitges on the edge of the Garraf Natural Park is this restored farmhouse which was once a prolific wine producer. The National Park has many excellent walks and there is a Buddhist monastery and restaurant which are well worth a visit. You are just 10 kilometers from the stunning beaches of Sitges and in spacious private grounds with splendid valley views. The property has been superbly renovated to create a large family house and many of the original features have been retained giving it lots of character. The house has been cleverly divided into two sections and can be rented either with 5 or 8 bedrooms.

The gardens are full of aromatic flowering bushes and roses and beneath a huge shady tree you will find the outside dining table and chairs. The fully fenced and gated 11 x 4.5 metre swimming pool is on a lower level and is surrounded by sun terraces. The main house has a spacious living room with glass arched window bringing in lots of light and there is also a cosy dining room with feature fireplace and piano.

The large kitchen / breakfast room has all modern amenities but has kept the original fireplace and bread oven as a design feature. On the first floor is a games room / television room with a selection of books and videos. The guest house has its own open plan kitchen, dining room and large sitting room with pool table, thus for a large group taking the whole house there are a total of two kitchen / breakfast rooms and three sitting rooms together with the dining room all offering plenty of room to spread out. In the main house there are 5 bedrooms, all doubles, three with en-suite bathrooms, two which share a bathroom and one is located on the ground floor.

The guest house which can interlink with the main house has a double bedroom with day bed and en-suite bathroom, a family suite with double and children's bedroom sharing a bathroom and a further double with en-suite.

There are extra single beds available upon request as several bedrooms have a sitting area which can be converted to a child's sleeping area. The entire property can sleep a maximum of 20 guests including children. A superb property for a large group or two families wishing to holiday together.



No. Of Bedrooms :	No. of Bathrooms :	Nearest Airport :	Nearest Town :	Nearest Beach :
5+3	4+3	Barcelona 30 mins	Sant Pere de Ribes 2kms	Sitges 10kms