

REF.:5857

Andorra | Sotheby's
INTERNATIONAL REALTY

House in the 4 winds to buy in Aixirivall

Andorra - Aixirivall

| | | | |
|--------------------|--------------|-------|-------------|
| Superficie | Habitaciones | Baños | Precio |
| 450 m ² | 5 | 4 | 2.530.000 € |

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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Cozy villa to buy, about 452 m2 spread over 3 floors plus the garage, located in the residential area of Aixirivall (Sant Julià de Lòria), an area surrounded by nature and bathed in the sun all day, a few minutes from all the town's shops and services and with inspiring panoramic views over the Gran Valira valley, Sant Julià, Fontaneda and the majestic Rocafort mountain. The property is built on a large landscaped plot of about 500 m2 that surrounds the house, with a porch area, a small garden, several fruit trees, spaces for recreation and enjoyment, and a swimming pool against the current of salty and hot water. All the exterior space of the house is equipped with grass, flagstones on the floor and a construction shed to store tools. The chalet has a rustic-modern design, with open spaces and clear lines, without architectural obstacles, to make the most of the space and natural light, as well as incorporating the captivating exterior views into the interior atmosphere of the house through large windows. The ground floor has two exits to the garden and is divided into a bright living-dining room with a fireplace, a large independent kitchen, with access to the garden and equipped with furniture, gray quartz countertops and plenty of storage space, a fireplace, and annexes a laundry room with space to install a washing machine and dryer, with a laundry room. Following the distribution corridor there is an office room, a bathroom with shower and a staircase leading to the garage and technical rooms. This floor has radiant heating, two custom-made fireplaces one in the living room and one in the kitchen, double glazed windows and electric blinds. On the first floor we find the night area distributed in 4 bedrooms. All the rooms are doubles and have built-in wardrobes, plus one of them is en suite and has a private terrace. This area also has a complete bathroom with hydromassage bathtub and hydrojet shower, and a second complete bathroom. The windows are double glazed and the electric blinds. The floor is covered with oiled wooden parquet. On the ground floor there is a living room, a gym and a bathroom with shower. The windows are double-glazed and the electric blinds and the floor is also covered with oiled wooden parquet. The ceiling is made of quality wooden beams. The property has, at road level, a garage with capacity for 4 cars and 2 motorbikes, where there is also the boiler room, the water tank, and the water pump, 2 storage rooms, the cellar and the cava. This exquisite villa with lots of charm and privacy, open to light and nature, has everything to become a quiet and serene home, to enjoy in the company of the whole family.

Características

- | | | |
|--------------------------|---------------|----------------------------|
| ✓ Parquet | ✓ sol radiant | ✓ Xemeneia |
| ✓ Animals | ✓ Safareig | ✓ Despatx |
| ✓ Gimnàs | ✓ Calefacció | ✓ Doble vidre |
| ✓ Armari encastats | ✓ Assolellat | ✓ Cuina tipus office |
| ✓ Finestres Abatents | ✓ Terrassa | ✓ Parking |
| ✓ Jardí | ✓ Piscina | ✓ Vistes a la muntanya |
| ✓ Transport públic aprop | ✓ Llar de foc | ✓ Zona verda |
| ✓ Aigua calenta | ✓ Traster | ✓ Parking porta automàtica |

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