

REF.:6198

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Exclusive Ground Floor for Sale in Encamp

Andorra - Encamp

Superficie	Habitaciones	Baños	Precio
<b>322 m<sup>2</sup></b>	<b>4</b>	<b>2</b>	<b>1.690.000 €</b>

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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Discover this spectacular ground floor of approximately 204 m<sup>2</sup>, designed to offer an unparalleled living experience. With a charming 82 m<sup>2</sup> garden and a spacious 36 m<sup>2</sup> terrace, this single-level home is located in a prime position that guarantees both luxury and comfort. The exceptional layout of this property maximizes natural light in every corner, creating a warm and welcoming atmosphere. The home features 4 bedrooms, including an opulent master suite, and 2 full bathrooms, plus a guest toilet, all finished with ceramics from the prestigious brand Inalco. You will enjoy a dream kitchen, equipped with high-end Gaggenau appliances, which also includes a separate laundry area. The spacious open-plan living-dining room is perfect for family gatherings and events, offering an elegant and functional space. The exteriors are equally impressive: a front terrace with open views, ideal for relaxing outdoors, and a private 120 m<sup>2</sup> garden with grass, creating a true oasis of tranquility. The back terrace includes a fully equipped individual shed, which can serve as a bedroom and has supplies, as well as being prepared for the installation of an additional bathroom, perfect as a service area or guest apartment. Every detail of this home has been carefully thought out, with custom furniture made from the finest woods and high-quality melamines, allowing you to move in without needing additional decorations. The fitted wardrobes are also custom-designed, with automatic lighting upon opening, providing functionality and style. The top-quality natural wooden parquet throughout the house adds a touch of sophistication and warmth. Additionally, a closed garage of 82 m<sup>2</sup> offers ample space for 4 cars, adding convenience to your daily routine. This single-level property eliminates the architectural barriers typical of multi-level homes, facilitating direct and easy access from the street, as well as unmatched mobility. A home that harmonizes design, luxury, and practicality, ideal for those seeking the best in quality of life. Ready to move in and enjoy the experience of a dream home!

## Características

- ✓ Walk-in closet(S)
- ✓ Parking tipus box
- ✓ Safareig
- ✓ Armaris encastrats
- ✓ Finestres Abatents
- ✓ Parking
- ✓ Vistes a la muntanya
- ✓ Aigua calenta
- ✓ Parquet
- ✓ Rebost
- ✓ Visibilitat
- ✓ Assolellat
- ✓ Terrassa
- ✓ Jardí
- ✓ Transport públic aprop
- ✓ Persianes el.èctriques
- ✓ Laundry room
- ✓ Triple vidre
- ✓ Galeria
- ✓ Cuina tipus office
- ✓ Calefacció
- ✓ Ascensor
- ✓ Zona verda



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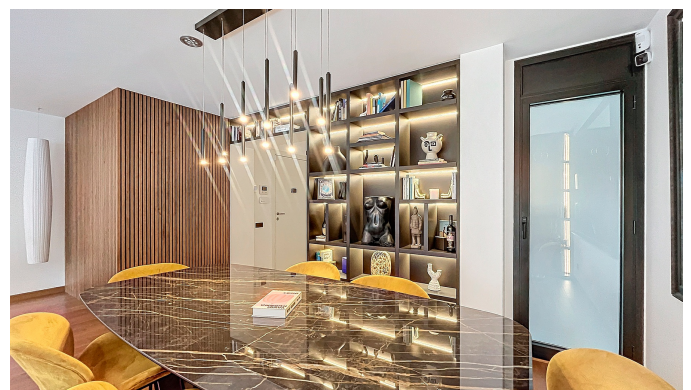
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