

REF.:2482

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Elegant ground floor to buy in El Tarter-Currently rented, ideal for investors

Andorra - Tarter (El)

Superficie	Habitaciones	Baños	Precio
<b>295 m<sup>2</sup></b>	<b>4</b>	<b>4</b>	<b>2.631.000 €</b>

Contáctenos para recibir más información o solicitar una visita

 +376 872 222

 info@sir.ad



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This ground floor is currently rented. Ideal Investors! Magnificent 295 m2 apartment, for sale, in the exclusive residential area in Sant Pere del Tarter (Canillo), one of the best mountain leisure areas in the Principality of Andorra and throughout the Pyrenees, just in front of the ski slopes of Grandvalira and within walking distance of the main gondola. The property, of a modern rustic style with wood and stone as its main stars, is divided into two areas, the property itself with its rooms and a small separate apartment but inside the apartment, for guests. The property faces south, allowing you to enjoy the sun almost all day long during the whole year. The property has two entrances, the main one leads to a spacious and cozy open plan living-dining room, with an electric fireplace installation, and large windows that let in natural light, as well as access to the 220m2 terrace-garden with Jacuzzi for 8 or 9 people, automatic irrigation and with spectacular and unique panoramic views to the ski slopes and the surrounding mountains. The open plan kitchen integrated into the lounge, fully stocked with high end appliances, including a central island and plenty of storage space. In addition we have three double rooms type suite with dressing area, built-in wardrobes and their complete bathrooms. The presidential suite has a hammam integrated in the bathroom and a hydromassage bath. Furthermore, all rooms and the apartment have access to the garden-terrace area outside. We can also find a courtesy toilet and a laundry area with a Smeg brand washer and dryer, like all the other electrical appliances in the house. The finishes are of first quality, with noble parquet floors, all exterior windows with aluminum closure, for thermal-acoustic insulation and eco-therm heating, among other amenities. The property has a box with 5 parking spaces plus a storage room for your total comfort, inside the box. Due to the quality of the construction and its exclusive location in one of the premium mountain areas of the Pyrenees and possibly throughout Europe, this property is a fantastic opportunity for lovers of nature and winter sports, a home where the tranquility and comfort are perfectly combined with an exceptional natural setting of forests and mountains, illuminated by the sun all day.

## Características

- ✓ Terrassa
- ✓ Ascensor
- ✓ Vistes ciutat
- ✓ Sortida de fum
- ✓ Parking cobert
- ✓ Calefacció
- ✓ Vistes a la muntanya
- ✓ Llar de foc
- ✓ Porta de seguretat
- ✓ Visibilitat
- ✓ Parking
- ✓ Transport públic aprop
- ✓ Zona verda
- ✓ Parking porta automàtica
- ✓ Traster

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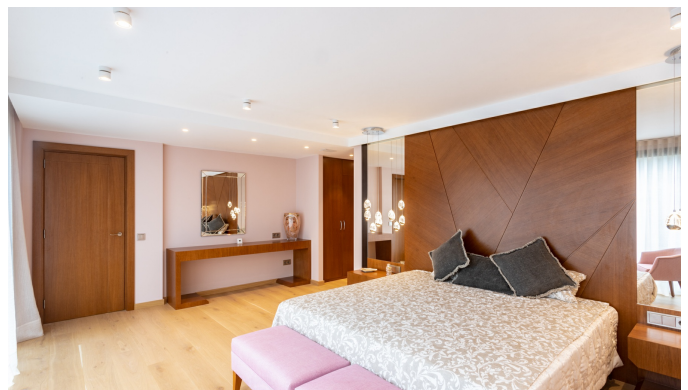
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