

€720,000 House / Villa - Sold

New build villa with a 300 m² garden for sale in St Julià de Lòria

Andorra » St Julià de Lòria » AD600

4	3	332m²	36m²	300m²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Contact us today for more information or to arrange a viewing

+376 775 077 • andorra@lucasfox.com • lucasfox.com • Carrer de la Unió, 9, Escaldes-Engordany, Andorra

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OVERVIEW

Splendid modern new build bioclimatic villa, in a privileged location in the village of Nagol, just a few minutes by car from the centre of Sant Julià de Lòria.

Modern new build bioclimatic villa located in the privileged area of the town of Nagol, a few minutes by car from the centre of Sant Julià de Lòria.

This villa measures 332 m² distributed over 4 floors, and another 336 m² of plot, of which 300 m² are for the garden and 36 m² for the terrace.

The ground floor offers the night area, composed of 3 double bedrooms (1 with private bathroom with jacuzzi) and another bathroom that serves the other bedrooms, with a shower. All are exterior, with access to a large terrace.

The first floor consists of a large open loft type room, which includes a bright living room -dining room with large windows, a fireplace and access to the garden. On the opposite side there is a modern high-end kitchen, fully equipped with Geggenu appliances. On one of the sides of the kitchen we find another access point to the rear part of the garden.

Just above the kitchen is a loft, which is used as an additional bedroom. It is a double bedroom and open to the living room, with its own bathroom with a rain shower.

The basement houses the 3-car garage, a laundry room and a large sports room.

The garden has wonderful views and sun for much of the day, as well as a tree house, and a zip line to keep the little ones entertained.

Some additional features of this home include the aerothermal heating installation, thermal insulation, Difutec steam barrier, underfloor heating and independent thermostat in each room. The Edilkamin fireplace has a heat recovery system, which makes this house a totally sustainable and very efficient home.

Ideal house for a family that wants to live in this excellent area.



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Mountain views, Terrace, Garden,
Private garage, Wooden flooring,
Natural light, High ceilings,
Underfloor heating, Parking, Views,
Utility room, Storage room, Pet-friendly,
Heating, Fireplace, Exterior, Double glazing,
Built-in wardrobes

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