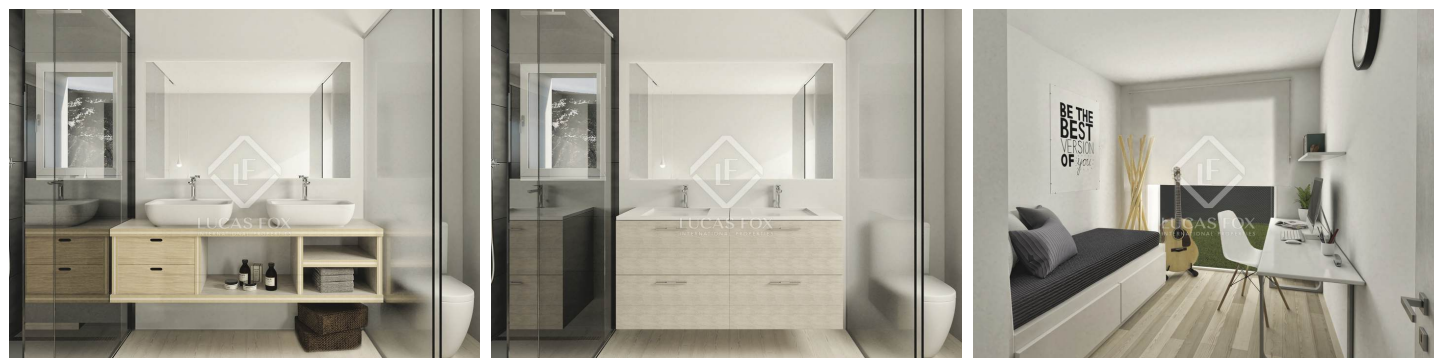


€740,000 House / Villa - Sold

## New build 4-bedroom house with a 96 m<sup>2</sup> garden for sale in the Grandvalira Ski area

Andorra » Grandvalira Ski area » AD200

<b>4</b>	<b>3</b>	<b>247m<sup>2</sup></b>	<b>35m<sup>2</sup></b>	<b>96m<sup>2</sup></b>
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

€740,000 House / Villa - Sold

## New build 4-bedroom house with a 96 m<sup>2</sup> garden for sale in the Grandvalira Ski area

Andorra » Grandvalira Ski area » AD200

<b>4</b>	<b>3</b>	<b>247m<sup>2</sup></b>	<b>35m<sup>2</sup></b>	<b>96m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden

### OVERVIEW

## 247 m<sup>2</sup> house distributed over 3 floors, with 4 bedrooms and 3 bathrooms in the quiet area of Cortals d'Encamp.

This magnificent new development offers high-end houses in one of the most peaceful areas of Encamp. They are ideal homes for a family, where you can enjoy great tranquility and privacy, without foregoing the proximity to the town centre, the ski slopes, and day-to-day services.

This 247 m<sup>2</sup> house boasts high-quality finishes and a modern design with large windows offering unique views. Thanks to its orientation, it receives natural light throughout the day.

It is distributed over three floors connected by a lift and stairs.

The ground floor has two incredibly cozy spaces, with a spacious and bright living room on the west side, with a large space for the dining room, and a spacious open kitchen with quality design features on the east side. Finally, a bedroom / office and access to a wonderful 96 m<sup>2</sup> garden complete this floor.

We go up to the first floor, which houses three comfortable bedrooms: the master suite consisting of a dressing room and a private bathroom with a bathtub, and two good sized double bedrooms with fitted wardrobes. There is also a complete bathroom with a shower that serves the last two bedrooms.

Finally, the main floor offers parking for two vehicles and a large hall with pedestrian access to the house.



[lucasfox.com/go/and23622](https://lucasfox.com/go/and23622)

Mountain views, Terrace, Garden,  
Private garage, Lift, Wooden flooring,  
Natural light, High ceilings,  
Underfloor heating, Parking,  
Walk-in wardrobe, Utility room,  
Transport nearby, New build, Heating,  
Fireplace, Exterior, Equipped Kitchen,  
Double glazing, Domotic system,  
Built-in wardrobes, Balcony

**Contact us today for more information or to arrange a viewing**

+376 775 077 • [andorra@lucasfox.com](mailto:andorra@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Carrer de la Unió, 9, Escaldes-Engordany, Andorra



€740,000 House / Villa - Sold

## New build 4-bedroom house with a 96 m<sup>2</sup> garden for sale in the Grandvalira Ski area

Andorra » Grandvalira Ski area » AD200

<b>4</b>	<b>3</b>	<b>247m<sup>2</sup></b>	<b>35m<sup>2</sup></b>	<b>96m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+376 775 077 • [andorra@lucasfox.com](mailto:andorra@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Carrer de la Unió, 9, Escaldes-Engordany, Andorra