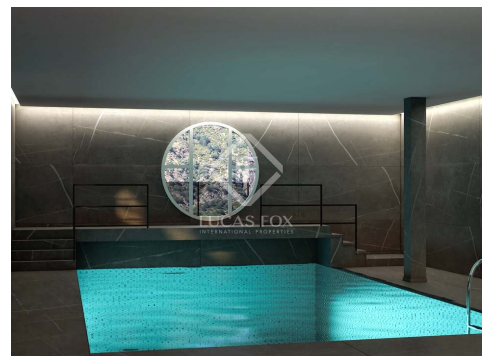


€3,500,000 House / Villa - For sale

## 7 Bedroom house / villa with 367m<sup>2</sup> garden for sale in Escaldes, Andorra

Andorra » Escaldes » AD700

<b>7</b>	<b>7</b>	<b>988m<sup>2</sup></b>	<b>540m<sup>2</sup></b>	<b>367m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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### OVERVIEW

**Unique property , with an existing renovation project, with a very modern and functional aesthetic for sale in the upper part of the Escaldes-Engordany parish with unique views over Andorra.**

It is a detached building with a square floor plan, located on a rectangular plot of 540 sqm with access from two streets: one through the garage floor, which facilitates the entry of vehicles, and the other through the ground floor of the house, pedestrianized.

The house is composed of 5 floors:

The basement -2, has vehicle access directly from the street. It includes the installation rooms, the heating machinery and the lift, as well as the space for parking, of 140 sqm, with two entrance doors for vehicles. The basement has a space for cleaning vehicles and a place for mechanical repairs.

The floor above includes service areas and the equipment of the house. The service area consists of two technical rooms and the cleaning area. There is also independent service staff accommodation with a bedroom, a complete bathroom and a living room equipped with a kitchen, with access to a private garden. The equipment area has a 60 sqm gym, changing room with shower, sauna and heated pool with direct access to the garden and solarium.

The pedestrian access to the house is from the ground floor, where the day area is located. The floor has a total area of 203 sqm and is made up of the following areas:

The hall, from where you can access the guest bathroom, the office and the main room of the house. The living room is an open-plan 52 sqm room, equipped with a traditional wood-burning fireplace and direct access to the garden. The views make the room a unique space.

The kitchen is a space between the living room and the dining room. It has the advantages of an open kitchen, but with the possibility of becoming separate through a system of hidden sliding panels. The kitchen is fully equipped with state-of-the-art appliances and high-end furniture. From the kitchen, there is access to the pantry and the laundry room. It has direct access to the porch, where the summer dining room is located.



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Mountain views, Terrace,  
Indoor swimming pool,  
Heated swimming pool, Garden, Spa,  
Private garage, Gym, Lift, Wooden flooring,  
Natural light, High ceilings,  
Underfloor heating, Parking,  
Walk-in wardrobe, Views, Utility room,  
Transport nearby, Storage room,  
Solar panels, Service entrance, Renovated,  
Playroom, Near international schools,  
Heating, Fireplace, Exterior,  
Equipped Kitchen, Double glazing,  
Domotic system, Built-in wardrobes,  
Balcony

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The 20 sqm dining room with capacity for 12 people also has direct access to the garden. The exterior has a 24 sqm porch, where the dining room and the summer room are located, which connects directly with the garden on the ground floor, which has a total area of 156 sqm and includes a green area and a paved area.

The first floor corresponds to the night area of the house. It is made up of four suite-type bedrooms of 45 sqm each and with an identical layout. The bedrooms can accommodate a double bed up to 2 m wide and include a desk and direct access to a private 11 sqm terrace. The dressing rooms are totally exterior facing, they are equipped with large capacity closets and a dressing table. The bathrooms are separated into two areas: the toilet and the bathing area. The equipment includes a vanity area with two sinks, a large shower and a wall-hung toilet.

The second floor, located under the roof of the building, is intended for the main bedroom of the house. A 110 sqm suite consisting of a living room, study, dressing room, complete bathroom and bedroom area. With 360-degree views and access to two private terraces of 21 sqm each. This large, high-rise space with a sloping roof is truly unique and enjoys views over all of Escaldes and Andorra la Vella.

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