

€4,300,000 House / Villa - For sale - Top Pick

## Excellent 6 Bedroom house / villa for sale in Grandvalira Ski area, Andorra

Andorra » Grandvalira Ski area » AD200

**6** Bedrooms    **8** Bathrooms    **746m<sup>2</sup>** Floorplan    **1,305m<sup>2</sup>** Plot size



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

## Modern house with the latest technology for sale in one of the best residential areas of Encamp, Els Cortals.

Lucas Fox presents this charming villa located in the upper area of Encamp, in Els Cortals d'Encamp, a very beautiful development, surrounded by nature and with magnificent views over the Encamp and Canillo valleys.

We access the property through an entrance that is located at street level and that connects with a large garage for six cars. The entrance hall offers a spacious and cozy room with built-in wardrobes and allows access to a room enabled as a wine cellar.

From here, stairs lead us to the lower floor that divides the house with two doors. On the left, the floor consists of an independent apartment of 180 m<sup>2</sup> with three bedrooms with their respective private bathrooms, a spacious living room with a fireplace and an Open kitchen and a generous terrace. Through the right door you access the rest of the house which is still on the two lower floors.

Floor -2 is distributed as follows: to the right we find a spacious, fully equipped laundry room, two double bedrooms with a full bathroom and a space enabled as an study that overlooks the lower floor.

Elegant stairs take us to the ground floor of the house where there is a spectacular day area with high ceilings, large windows, and spacious and bright spaces. From there, great wooden doors take us to a spacious and bright kitchen with all the necessary equipment for cooking lovers. On the same floor, there is also the main bedroom with a full bathroom with bathtub and shower and a double dressing room that is distributed over two floors.

All rooms on the ground floor have access to a large garden that surrounds the house and offers privacy and incredible views. The property also includes a 417 m<sup>2</sup> plot of land that connects to the garden.

This house offers a modern design and high quality finishes, with an underfloor heating system, generated by geothermal and aerothermics.

Get in touch for more information.



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Mountain views, Terrace, Garden, Lift, Wooden flooring, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Wheelchair access, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Pet-friendly, Panoramic view, Near international schools, Library, Interior, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Balcony, Alarm

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