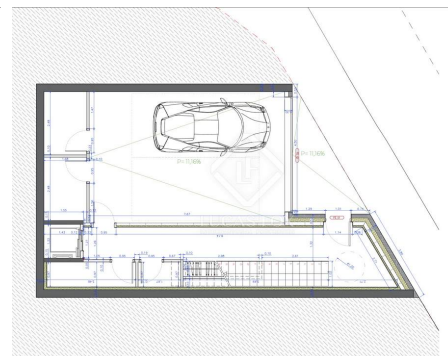


€1,342,400 House / Villa - For sale - Reserved

New build 3 Bedroom house / villa with 166m² terrace for sale in St Julià de Lòria

Andorra » St Julià de Lòria » AD600

3 Bedrooms **3** Bathrooms **101m²** Floorplan **166m²** Terrace



Contact us today for more information or to arrange a viewing

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OVERVIEW

Luxurious and modern house with abundant natural light and incredible views for sale in an excellent location for nature lovers, in Auvinyà.

Lucas Fox presents La Guingueta, an exclusive new build villa located in the privileged location of Auvinyà, in a natural environment, but with all the amenities at your fingertips.

The property has a modern and functional design project and decoration in neutral tones to maximize the feeling of spaciousness. In addition, it includes large windows to make the most of the abundant natural light in all rooms. Likewise, you can enjoy privileged views of the surrounding nature, a luxury to enjoy in total tranquility.

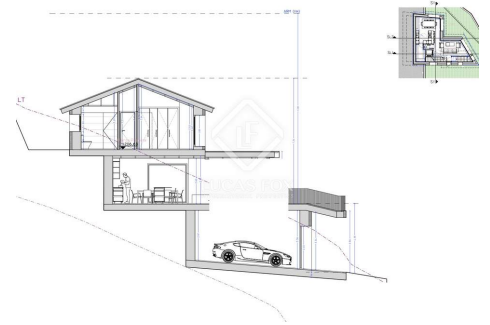
This exclusive house has a constructed area of 259 m². The lower ground floor houses the private garage, with capacity for two cars, the engine room, a small utility room and a pantry.

On the ground floor, an open-plan space is offered that includes the open kitchen, the living room and the dining room that give access to a large terrace of 111 m². The floor has a staircase and elevator that connects to all floors.

The first floor presents the night area, made up of a double bedroom with a private bathroom and dressing room, a double bedroom, a single bedroom and a complete bathroom.

The property has great qualities, such as built-in wardrobes, aerothermics and the façade covered in natural rustic stone. The construction has been carried out with high quality carpentry and windows with double low-emission air chambers to guarantee maximum energy efficiency. The kitchen is equipped with Santos brand furniture, ceramic hob, extractor hood, oven and microwave.

The completion of the work is scheduled for the last quarter of 2024. Get in touch for more information about this exclusive property.



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Mountain views, Terrace, Private garage, Lift, Wooden flooring, Natural light, Parking, Views, Utility room, Storage room, Panoramic view, Open kitchen, New build, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Built-in wardrobes

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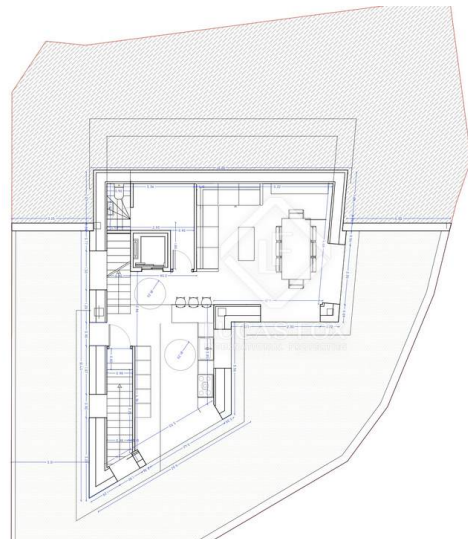
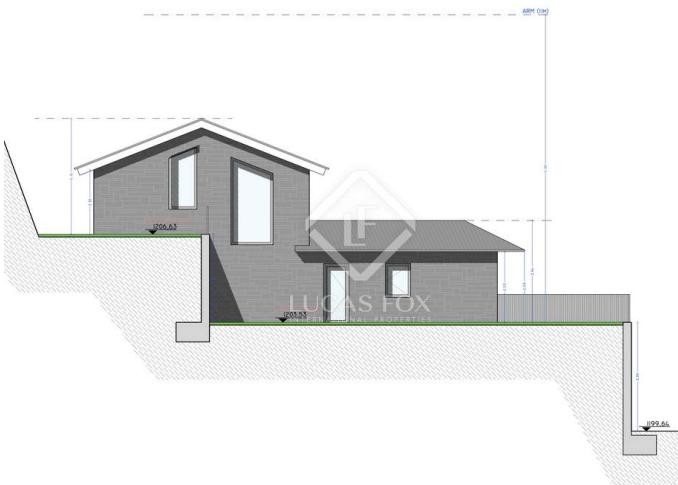
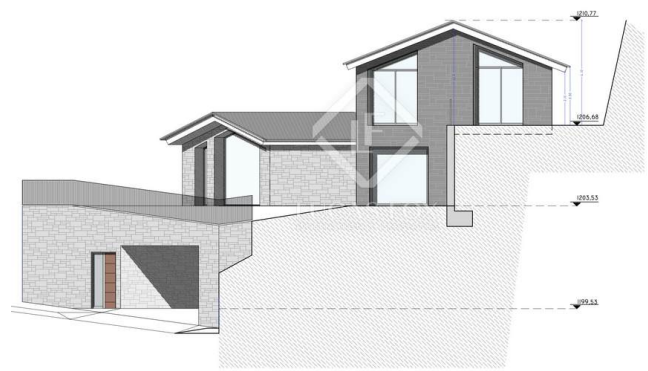
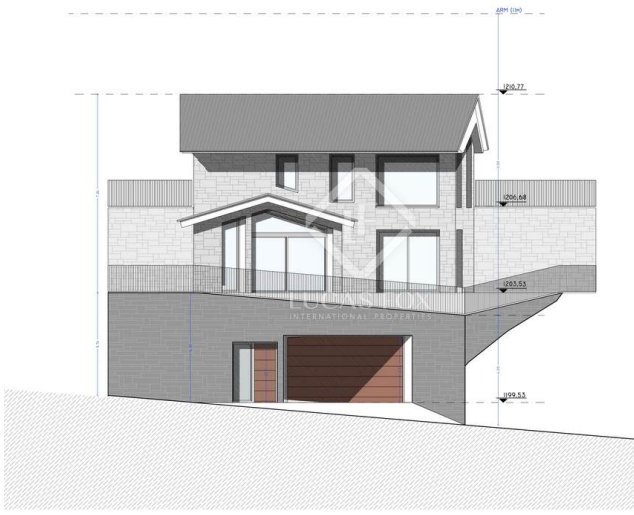
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