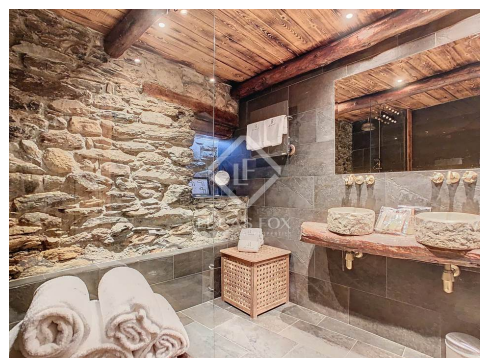
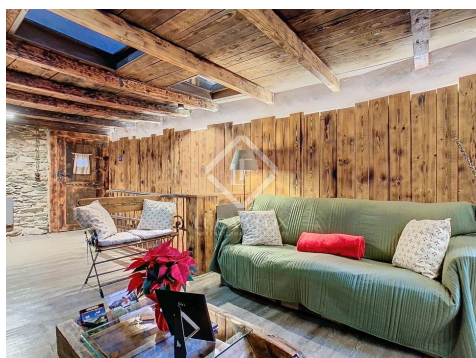


€1,000,000 House / Villa - For sale - Exclusive listing  
**Excellent 3 Bedroom house / villa for sale in Ordino, Andorra**

Andorra » Ordino » AD300

**3** Bedrooms    **2** Bathrooms    **181m<sup>2</sup>** Floorplan



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

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### OVERVIEW

## Excellent renovated 3-bedroom rustic house for sale in one of the most exclusive villages in the parish of Ordino.

Lucas Fox exclusively presents this beautiful rustic house located in the village of Sornàs. The property has an authentic traditional design, with the comforts of a modern construction. The property is surrounded by the mountains of Ordino, strategically located in front of the village church, in an exclusive setting. The location of the village, elevated above the main road, provides incomparable views and direct access to numerous hiking routes.

The property offers the possibility of being divided to have two independent homes.

The main house is spread over three floors. On the ground floor, there is a kitchen with a dining area with a rustic design in keeping with the rest of the property, with noble materials such as wood and iron. This same floor houses a dining room with a unique character, with restored rustic furniture and a complete bathroom .

On the first floor, we find a living room with a fireplace that provides a warm and cozy atmosphere.

The upper floor has two double bedrooms with rustic details. In one of the bedrooms, a loft with a single bed has been added, to increase the accommodation capacity to five people.

The guest house can be adapted as an independent studio or as an addition to the main property . It offers, on the same level as the dining room of the main property , an open kitchen and a cozy living room. The floor is completed by a bathroom with shower.

The upper floor , in an attic style, houses the main bedroom, which has an interior balcony overlooking the dining area.

Finally, on the basement floor we find a living room with a fireplace that offers a versatile space, perfect for adapting it as a cinema room or bedroom area.



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Mountain views, Terrace, Garden, Wooden flooring, Natural light, Parking, Communal terrace, Walk-in wardrobe, Views, Utility room, Transport nearby, Storage room, Renovated, Open kitchen, Near international schools, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Balcony

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Both units have been renovated, but the original structure has been maintained and rustic materials such as stone, solid wood, iron and slate have been used, which are combined with LED lights throughout the property, modern taps and original mosaics. The heating and electrical installations have also been completely renovated to ensure maximum comfort and energy efficiency.

Please contact us for more information or to arrange a viewing of this lovely property.

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