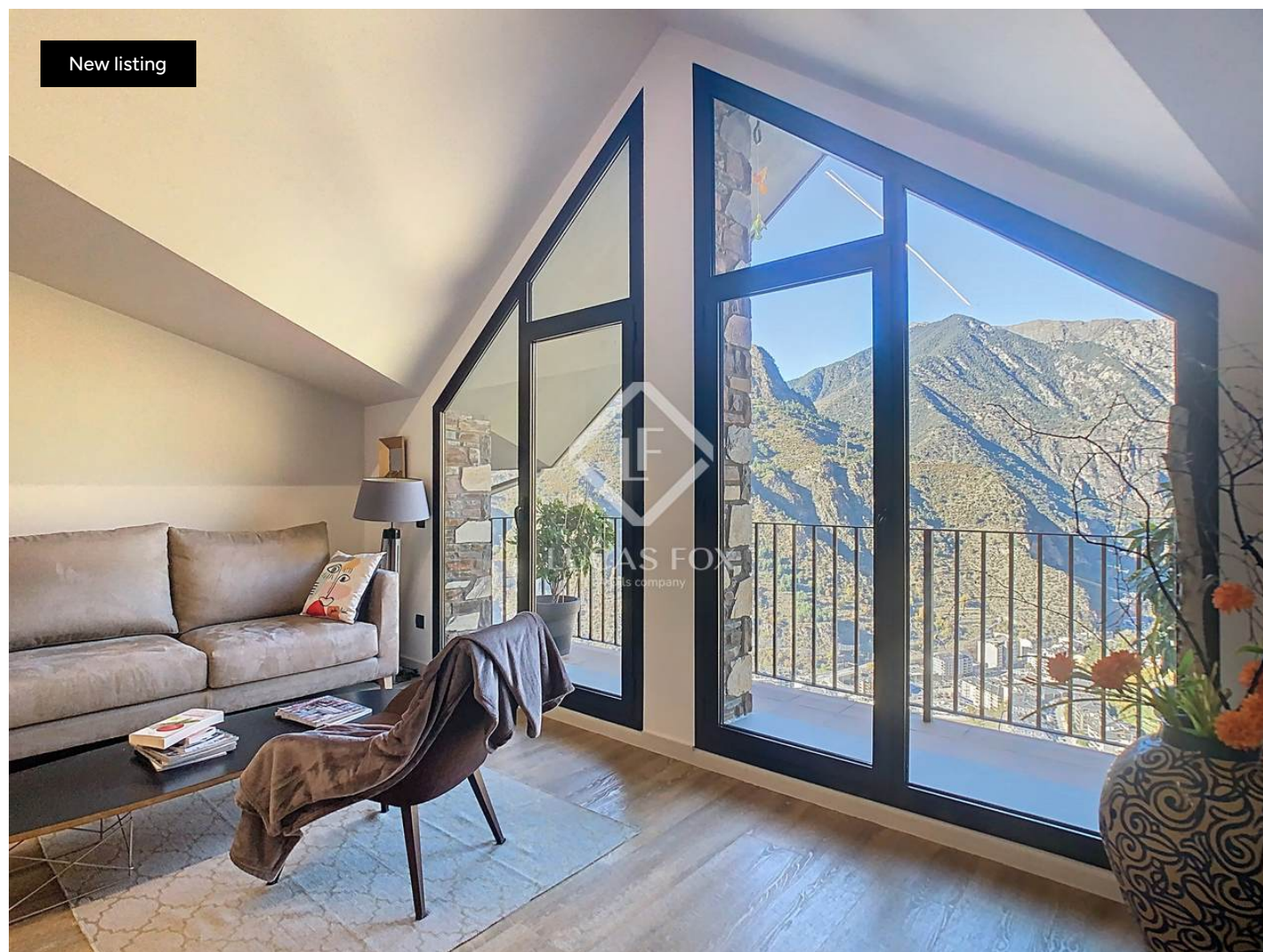


Price on request House / Villa - For sale - New listing

## Excellent 4 Bedroom house / villa with 30m<sup>2</sup> garden for sale in St Julià de Lòria

Andorra » St Julià de Lòria » AD600

4	4	339m <sup>2</sup>	38m <sup>2</sup>	30m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



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Price on request House / Villa - For sale - New listing

## Excellent 4 Bedroom house / villa with 30m<sup>2</sup> garden for sale in St Julià de Lòria

### Spacious and bright townhouse with garden and garage for sale in St Julián de Loria, Andorra.

Lucas Fox is pleased to present this spacious semi townhouse in Aixirivall, in a residential area of the parish of Sant Julià de Lòria.

The property boasts a modern design with high-quality finishes, as well as spacious rooms with large floor-to-ceiling windows that maximize natural light and offer incredible views of the surrounding mountains. It also features outdoor spaces such as terraces of varying sizes and a garden.

The house has an area of 408 m<sup>2</sup> and is distributed over three floors.

On the ground floor, there is a garage for several vehicles with a surface area of approximately 84 m<sup>2</sup>. A pantry is also located on this level.

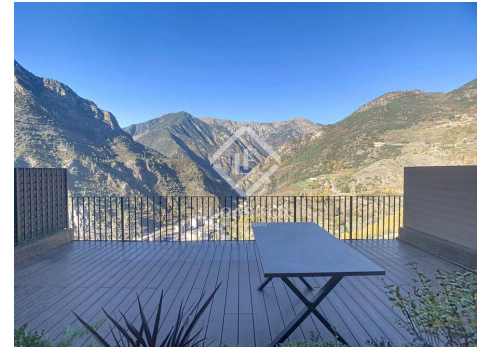
On the first floor, the day area comprises the living room, dining room, and kitchen, all in an open-plan space with clearly defined areas. On one side, there is a spacious microcement kitchen with access to the garden and a breakfast nook. The garden could be transformed into a chill-out area, perfect for relaxing and enjoying the surroundings. On the other side, there is the living-dining room with access to a large terrace featuring expansive windows that flood the space with natural light and offer fantastic views. The terrace provides ample room for a table and chairs, ideal for summer dining room. A guest bathroom completes this floor.

On the second floor, we find the night area with three double bedrooms, two complete bathrooms, one with a bathtub, and a laundry room. All rooms are exterior-facing and have a balcony overlooking the valley.

The third floor houses the spacious main bedroom, with an en-private bathroom and dressing room, and large windows offering panoramic views of the Andorran valley. It also includes an study, ideal for working remotely. Given the size of the floor, it could be divided into two bedrooms.

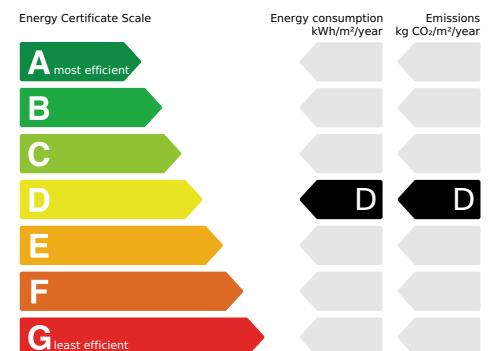
The facade is notable for its use of natural materials such as slate and stone. Inside, the finishes are remarkable, featuring radiator heating and high-quality materials like hardwood floors. The floors are connected by staircases with glass railings, although a lift could also be installed if desired.

Please contact us for more information.



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Mountain views, Terrace, Garden,  
Private garage, Natural light,  
Walk-in wardrobe, Utility room,  
Triple glazing, Storage room,  
Open kitchen, Library, Heating,  
Fireplace, Exterior, Equipped Kitchen,  
Domotic system, Built-in wardrobes



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