

€795,000 House / Villa - Sold

## 4 Bedroom house / villa for sale in La Cerdanya, Spain

Spain » La Cerdanya » 17528

**4** Bedrooms      **4** Bathrooms      **136m<sup>2</sup>** Floorplan



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

+34 872 506 102 • [cerdanya@lucasfox.es](mailto:cerdanya@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • Carrer Major 2, Puigcerdà, La Cerdanya, Spain

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### OVERVIEW

## Corner townhouse in development with pool in La Cerdanya

Fantastic corner house in Sant Martí d'Aravó. The rustic style house in Cerdanya is in its original state and in perfect conservation.

Upon entering, we find a small entrance hall that gives us access to a guest toilet, the kitchen and the door that goes down to the garage; It has three open parking spaces and a closed storage room .

On this same floor, we find the kitchen with a small room used as a utility room and a window to the exterior. From the same kitchen we can access the living-dining room divided into two levels with only two steps. The lower area, the living room with fireplace and direct access to the exterior where we are welcomed by a large covered porch and a private corner garden space of 351m<sup>2</sup>. From here, we directly access the community garden of the same development.

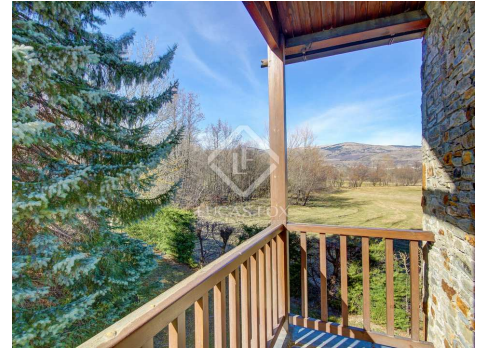
We go up to the first floor and find a small hallway with a large exterior window that gives us access to the bedroom area. It consists of three double bedrooms, one of them with an en-suite bathroom , and another complete bathroom with a bathtub. A suite-type double room with built-in wardrobes. The other two rooms are also doubles with a shared bathroom and bathtub. One of them has a large balcony with views of the back of the property.

From the same hallway, we go up to the second and last floor of the house, there, an attic with high wooden ceilings, houses an open-plan space where a large double room with built-in wardrobes and a comfort area with sofas, complete this property. In addition, a full bathroom with a bathtub for the comfort of those who are located on said floor. All this, bathed in natural light from two large windows with very good views towards Puigcerdá.

A property that does not neglect the smallest detail to make it a perfect home.

This community also has two large communal garden areas , one of them with a large swimming pool and a paddle tennis court for the use and enjoyment of any resident of the community.

Electric heating.



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Mountain views, Terrace, Swimming Pool, Garden, Padel court, Natural light, Parking, Views, Storage room, Exterior, Equipped Kitchen, Balcony

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Community expenses: €735/quarter

Annual IBI: €995



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