

€1,050,000 House / Villa - For sale - New listing  
**8 Bedroom house / villa for sale in La Cerdanya, Spain**

Spain » La Cerdanya » 66120

**8** Bedrooms    **4** Bathrooms    **230m<sup>2</sup>** Floorplan    **3,642m<sup>2</sup>** Plot size



**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

## Exclusive villa in the heart of Cerdanya.

Exceptional and exclusive property for sale in French Cerdanya.

A different property with a special charm where its façade, built with stones and beams from the very ancient presbytery of a nearby town, takes us to bygone eras full of charm and tradition. It dates back to 1970 but has been rebuilt in different areas to provide refurbishment improvements. Mainly it has been invested in its insulation, both in the roof and in the glazing of its windows.

Its roof, as can be seen in one of the photos, was completely restored with traditional slabs in 2017. It has 25cm of rock wool insulation.

Its windows, recently changed, have triple glazing, which gives it a very high energy efficiency certificate.

The house stands on a 3642m2 plot, surrounded by rustic agricultural land where the possibility of construction is nil.

The living area of this wonderful property is 230m2. It has a ground floor with a garage, boiler room and an entrance hall where we can accommodate our belongings. On the same floor, a fully equipped kitchen that has recently been remodeled, a toilet for service and a large living-dining room where you can enjoy the fantastic orientation that the property has. We highlight a very large fireplace equipped with a large insertable stove. From here, direct access to the garden and the porch of the house which, due to its unsurpassed beauty, we suspect will be one of the favorite places par excellence.

The views from this place are unbeatable. The peace that comes from being able to observe the horizon for fifty kilometers is priceless. A gift for the senses.

On the first floor, the bedroom area is distributed with four comfortable and spacious rooms. A full bathroom and a toilet.

We ascend to the second floor to complete the property with four more rooms and a large open room as a games room. A toilet to complete the floor.

The central heating is operated using a recently acquired wood pellet boiler, in summer 2023.

Evacuations and electricity supply redone in 2021.



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Mountain views, Garden, Natural light,  
Parking, Views, Storage room, Renovated,  
Panoramic view, Exterior, Equipped Kitchen

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Bedrooms	Bathrooms	Floorplan	Plot size

Fiber installed.

Currently this property is operated under a tourist regime. It has obtained a four-star (4\*) classification awarded by the Tourism Office.

An investment opportunity to continue with the same business that you currently offer. In turn, the possibility of acquiring an exceptional property in the heart of the mountain.

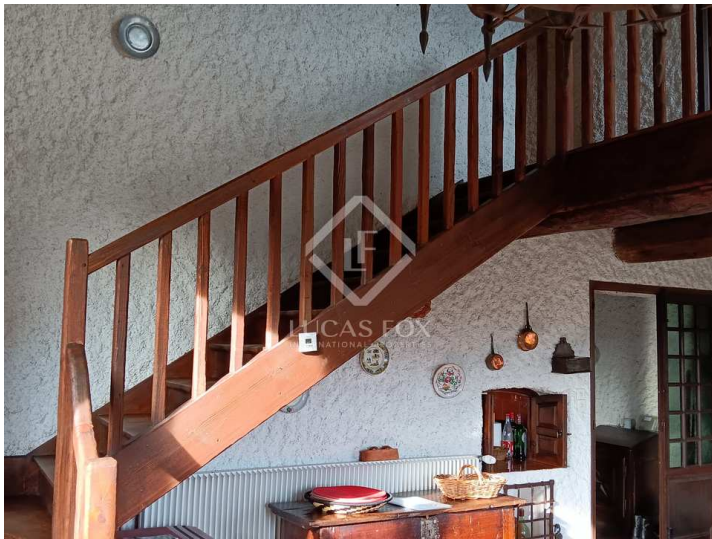
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