

€640,000 House / Villa - For sale

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

Spain » La Cerdanya » 25721

4 Bedrooms      2 Bathrooms      230m<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

## townhouse in Prats and Sansor in Cerdanya

Excellent semi-detached property for sale in Cerdanya. Located in one of the well-known residential areas of the Prats and Sansor area.

It is distributed over two floors, with 100m<sup>2</sup> and 115m<sup>2</sup> respectively, thus achieving a spaciousness on each floor that provides comfort typical of a large property like this.

On the ground floor, 40m<sup>2</sup> are used as a garage area and the rest are used as a property. The upper floor is distributed into large rooms. All of them benefit from natural light, providing warmth and comfort to all their corners.

The ground floor has a spacious separate kitchen with views of the garden. In addition, a spacious living room presided over by a fireplace and large windows that at all times remind us of the close connection it has with nature.

Two double bedrooms also on this floor and a full bathroom to satisfy all needs.

On the second floor, in addition to two double bedrooms and a full bathroom, a very large dual-use space; a comfortable living room and a multipurpose study area, but mainly designed for a work area. All of this under wooden ceilings and beams and surrounded by natural materials that provide warmth to the floors and the rest of the construction.

Common green areas are part of this complex, which also allows us to enjoy a pleasant community garden.

An excellent investment opportunity in Cerdanya.

Annual IBI €448.68



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Mountain views, Garden, Private garage,  
Natural light, Parking, Views, Storage room,  
Exterior

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