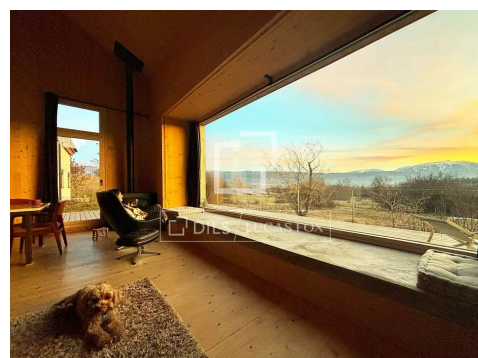
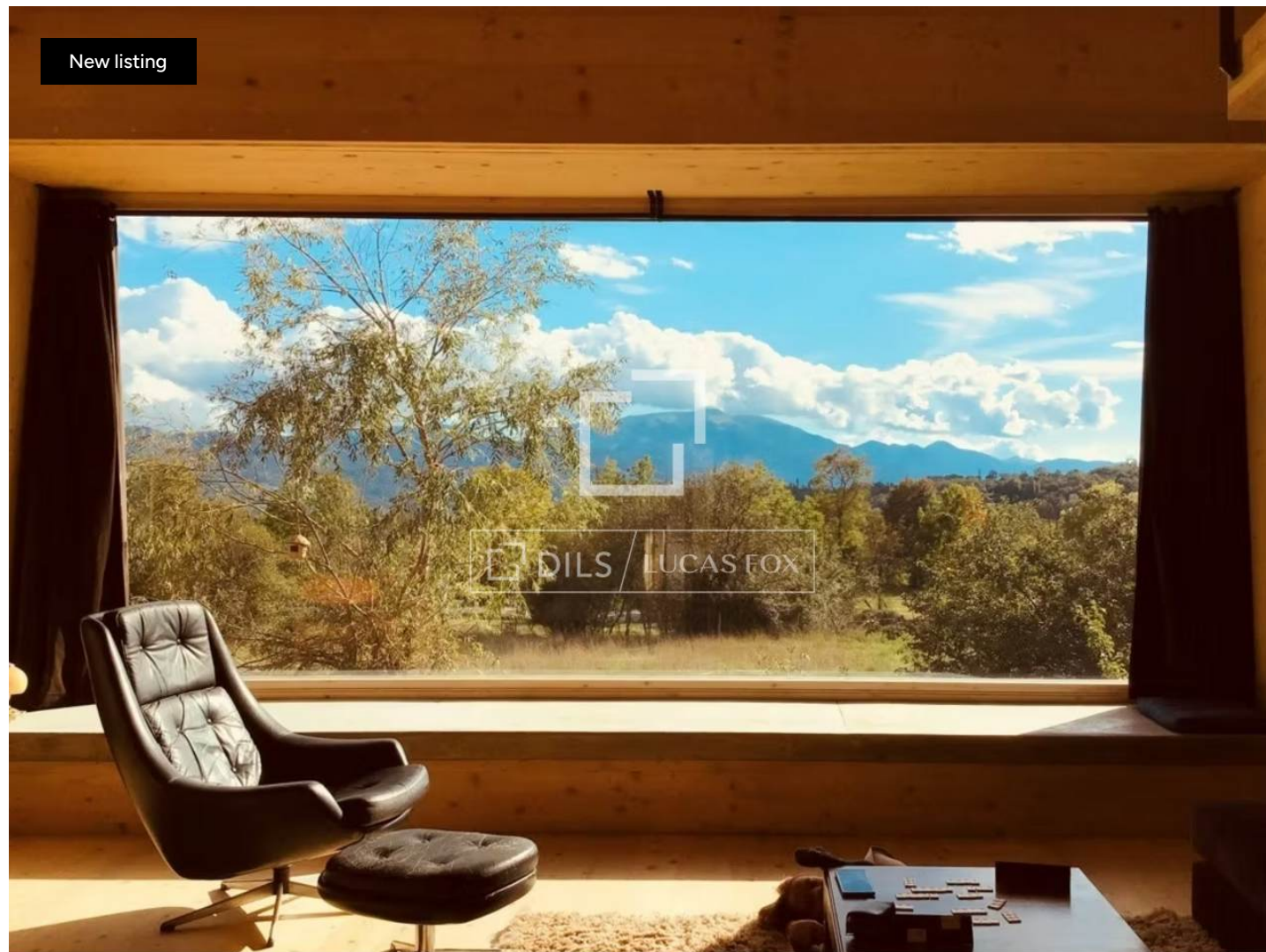


€695,000 House / Villa - For sale - New listing

## Excellent 2 Bedroom house / villa with 392m<sup>2</sup> garden for sale in La Cerdanya, Spain

Spain » La Cerdanya » 66760

2	2	121m <sup>2</sup>	484m <sup>2</sup>	392m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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

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€695,000 House / Villa - For sale - New listing

## Excellent 2 Bedroom house / villa with 392m<sup>2</sup> garden for sale in La Cerdanya, Spain

### Unique, high-efficiency residence in the brightest heart of Cerdanya

Sustainable design retreat overlooking the Masella in the exclusive French Cerdanya

In the heart of the coveted enclave of Ur, where the southern light bathes the landscape of the French Cerdanya, stands this exceptional residence that redefines the concept of contemporary luxury: a perfect fusion between cutting-edge architecture, energy efficiency and an absolute connection with nature.

Set on a private plot of almost 500 m<sup>2</sup>, this elegant passive house, built with CLT (cross-laminated timber), represents the ultimate in innovation and sustainability. Its privileged southerly aspect and breathtaking open views across the Cerdanya Valley transform every room into a unique vantage point overlooking an environment of unparalleled serenity.

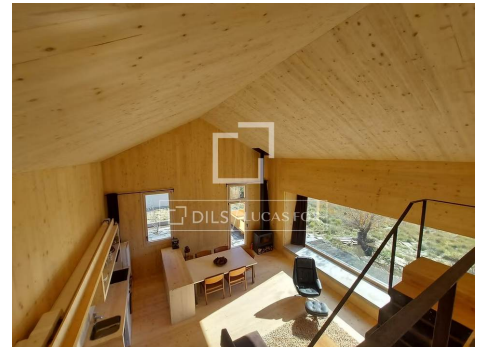
Designed to offer a superior comfort experience, the property achieves extraordinary levels of energy efficiency, allowing for natural thermal balance throughout the year. The result is a home that exudes well-being, warmth, and tranquility, where every detail has been conceived to enhance quality of life.

The property, completely independent and without community fees, integrates with absolute harmony into a natural environment surrounded by green areas, vineyards and a nearby equestrian center, providing an exclusive, intimate lifestyle connected with the landscape.

Inside, a sophisticated open-plan space combines the kitchen, dining room, and living room in a bright and contemporary aesthetic. The fireplace adds character and warmth, while the large windows blur the boundaries between indoors and exterior, inviting you to experience every moment in contact with nature.

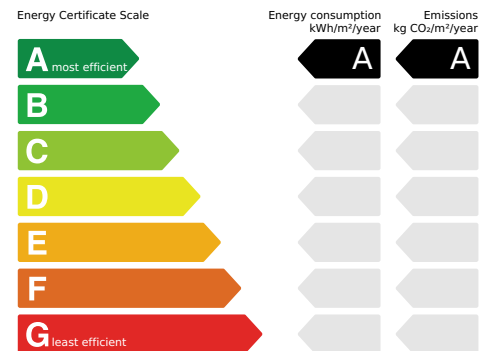
The exterior further enhances the experience: an elegant porch above a spectacular 104 m<sup>2</sup> wooden terrace creates the perfect setting to enjoy golden sunrises and unforgettable sunsets in an atmosphere of absolute privacy.

The property features two elegant bedrooms and two bathrooms. The upper floor, designed as an open and versatile space, houses a second living room and study area, with the possibility of adding a third suite with a bathroom, adapting to even the most demanding needs.



[lucasfox.com/go/cer68580](https://lucasfox.com/go/cer68580)

Mountain views, Terrace, Garden, Views, Open kitchen, Exterior, Equipped Kitchen, Double glazing



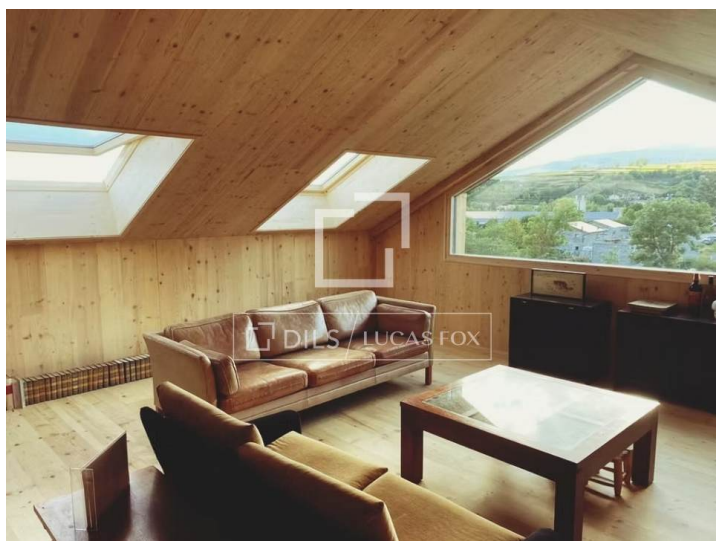
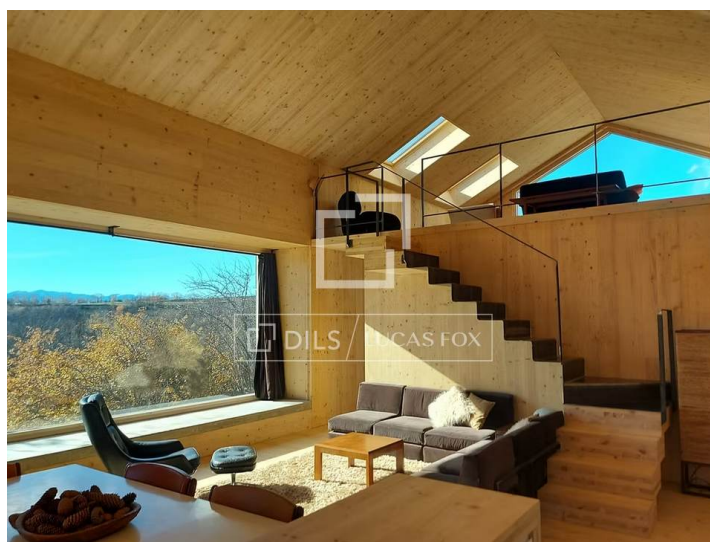
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€695,000 House / Villa - For sale - New listing

## Excellent 2 Bedroom house / villa with 392m<sup>2</sup> garden for sale in La Cerdanya, Spain

A unique property, with clean lines and a sustainable soul, designed for those who seek not just a property, but an exclusive lifestyle in one of the most privileged environments in the Pyrenees.



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