

€1,490,000 House / Villa - For sale - New listing

Excellent 4 Bedroom house / villa with 960m² garden for sale in La Cerdanya, Spain

Spain » La Cerdanya » 66760

4	3	240m ²	1,200m ²	960m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



Contact us today for more information or to arrange a viewing

+34 872 506 102 · cerdanya@lucasfox.es · lucasfox.com · Carrer Major 2, Puigcerdà, La Cerdanya, Spain

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Exclusive detached house for sale in the French Cerdanya, Enveitg.

We present this exclusive property with four winds located in the town of Enveitg. Located in one of the most sought-after and desirable areas of the French Cerdanya, this unique property perfectly combines the serenity of a pristine natural environment with strategic proximity to amenities and the Catalan Cerdanya.

Premium Design, Light and Comfort.

Built just two years ago with high-end qualities, the property has an approximate surface area of 240 m² on a generous building of 1,200 m².

Its architectural design has been conceived to maximize the entry of natural light into all its rooms, offering spacious, functional and perfectly connected spaces.

Concrete, microcement, wrought iron and wood are the main elements combined in exquisite harmony.

The night area consists of 4 double bedrooms and 3 full bathrooms designed under a modern comfort concept and premium materials. A Private and Sunny Exterior.

The property stands out for its unbeatable southerly aspect guaranteeing sunshine throughout the day. The garden, cleverly designed on different levels, allows you to enjoy distinct environments:

- Sunny area to enjoy the climate of Cerdanya and ideal for evenings with total privacy.
- Barbecue area independent.
- Garden connected to the forest.

Energy Efficiency and Sustainability.

Committed to the future and saving money, the property has an Energy Rating Class A ensuring a high level of insulation and minimal consumption, making it a smart choice for both primary residences and high-level investment.

Economic and legal data:

- Sale price: €1,490,000
- Taxes and expenses: The price does not include applicable taxes, notary fees or registration fees.

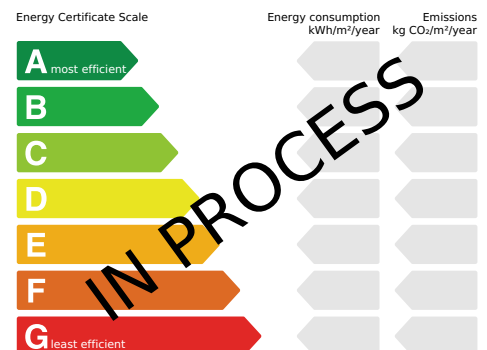
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Mountain views, Terrace, Garden, Spa, Gym, Natural light, Parking, Modernist building, Walk-in wardrobe, Views, Triple glazing, Storage room, Panoramic view, Open kitchen, New build, Home cinema, Heating, Equipped Kitchen, Built-in wardrobes, Barbecue, Balcony, Alarm



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- Buyer in France: As this is a recently built property (less than 5 years old), the transaction may be subject to specific VAT (TVA) or registration fees depending on the buyer's profile. Notary fees and taxes (Droits de mutation) typically range from 7% to 8% for resale properties.
- Annual expenses: The owner must pay the Taxe Foncière and, in the case of a second residence, the Taxe d'Habitation .

Property marketed by Dils Lucas Fox (Lucas Trading, SL) , CIF B64125438.
Real estate intermediary with APICAT Number 1085.

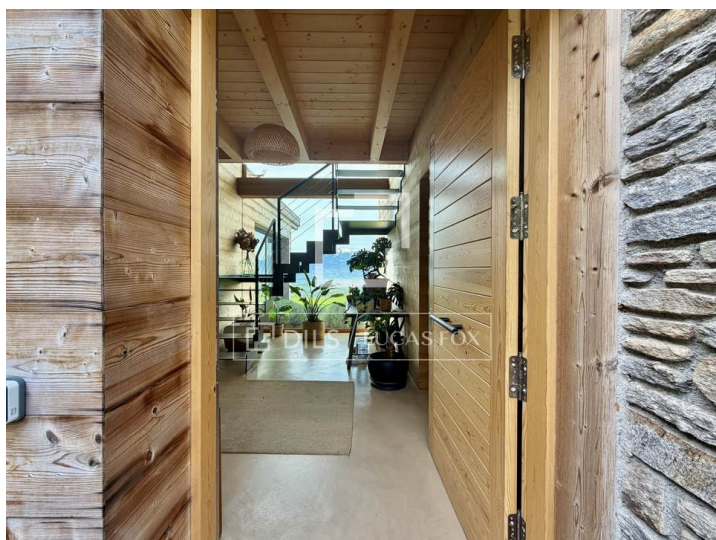
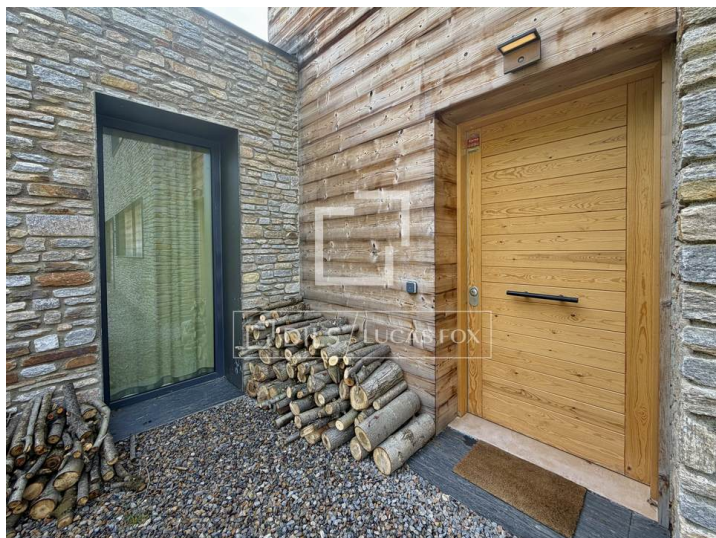
The information provided is for informational purposes only, based on data provided by the property owner, and may be subject to change. It does not constitute a contractual offer.

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