

€1,100,000 House / Villa - For sale

Family home with a large garden for sale in Sant Julià de Lòria

Andorra » St Julià de Lòria » AD400

5 Bedrooms **5** Bathrooms **632m²** Built size



Contact us today for more information or to arrange a viewing

+376 775 077 • andorra@lucasfox.com • lucasfox.com • Carrer de la Unió, 9, Escaldes-Engordany, Andorra

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OVERVIEW

5-bedroom house with an extensive garden, panoramic views of the valley and great privacy, for sale in one of the best residential areas of Sant Julià de Lòria.

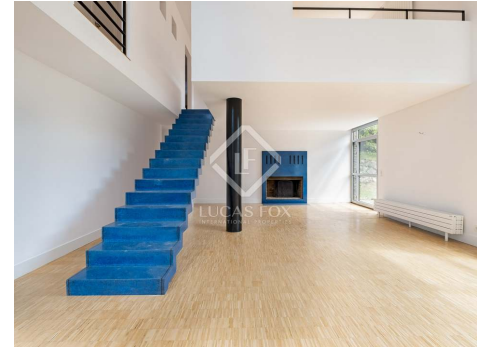
Detached house built on a large plot with a garden with different levels and areas.

The house, located on a slope of the mountain, is divided into 4 levels in a very practical way, differentiating the day and night areas of the home.

We access this fantastic house on the ground floor, on street level. Here we find the garage with space for a large vehicle and the boiler room inside. Then we find some stairs that take us down 2 levels.

On the -2 floor, past the stairs, there is a landing that gives access to the main entrance of the house. As soon as we enter we find a large bright hall, with stairs to access the lower floor in the middle of the room, and on the right a landing to access all the bedrooms of the house: in the front there are 2 double bedrooms and a full bathroom, while in the back, at the end of the hallway, there are 2 sets of stairs (up and down) that lead to 2 bedrooms and a full bathroom on a higher level (floor -1, between the garage floor and the floor -2) and on the lower level (floor -3) is the master bedroom with a private bathroom, a large dressing room and direct access to the garden.

On the floor -3 there is also the day area, which we access by going down the stairs of the hall on floor -2. Here, on the left we have the extensive living-dining room with a cozy fireplace, access to the garden and a small balcony in the central part with panoramic views. On the right, surrounding the dining area, to the front we find the separate kitchen (equipped with basic appliances and high and low cabinets to optimise the space) and to the back we have access to the garden, a laundry area and a toilet, in this order, until returning to the dining area.



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Mountain views, Garden, Terrace,
Private garage, High ceilings, Natural light,
Wooden flooring, Parking, Balcony,
Barbecue, Built-in wardrobes,
Double glazing, Equipped Kitchen, Exterior,
Fireplace, Heating,
Near international schools, Pet-friendly,
Storage room, Transport nearby, Views,
Walk-in wardrobe

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The last floor, level -4, offers the garden area, the perfect space to enjoy the charming natural environment and incredible views. We can access the garden from several points of the house. On the left side, from the living room, we reach the endless garden via a small ramp. The left part of the garden is all on one level, while the front part has a lower level and on the right side there are 3 upper levels with an vegetable garden, a barbecue area (with access from the day area of level -3) and another vegetable garden (with access from floor -2 and the master bedroom). There is also a leisure area for children with a swing and a wooden hut, and a covered area with gravel.

From the living room you can also go out onto a porch, which has two rooms next to it: a fully equipped multipurpose room and a storage room for the boiler.

This house stands out, in addition to its large gardens, for having all exterior and large rooms, overlooking the natural surroundings which provides a lot of privacy. The house has large windows with double glazed windows, which provide plenty of light to all rooms, wooden floors in much of the property, and ceramic floors in the kitchen and bathrooms.

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