

REF.:4827

Andorra | Sotheby's  
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## Exclusive semi-detached house for sale in Sant Julià de Lòria

Andorra - Sant Julià de Lòria

Superficie | Habitaciones | Baños | Precio  
**243 m<sup>2</sup>** | **3** | **3** | **2.000.000 €**

Contáctenos para recibir más información o solicitar una visita

 +376 872 222  
 info@sir.ad



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Exclusive semi-detached house for sale in the parish of Sant Julià de Lòria. Located in a quiet residential area with spectacular views of the southern valleys of the Principality, but only 5 minutes from the urban center of the parish with all the necessary services and shops. It is a 243.10 m<sup>2</sup> property divided into four floors. The ground floor, through which the property is accessed, is distributed in an independent kitchen, a courtesy toilet, and a double-height living-dining room with fireplace and access to the 60 m<sup>2</sup> terrace-garden. On the first floor is the rest area, which includes two single bedrooms, an independent bathroom with shower and a suite-style room with dressing room, full bathroom with Jacuzzi and balcony. The top floor is a large open plan room with multiple possibilities, in addition to also housing an office and a library. The underground floor consists of a garage with capacity for three vehicles and two motorcycles, a cellar for 430 bottles, a laundry room and the technical room. The floor is stoneware and the finishes are of high quality, such as the pre-installation for an elevator. In addition, its location means that it receives sun throughout the day. All this makes the property an excellent investment within the high standing of the Principality.

## Características

Terrassa  
 Parking

Balcó  
 Jardí

Calefacció  
 Transport públic apropi

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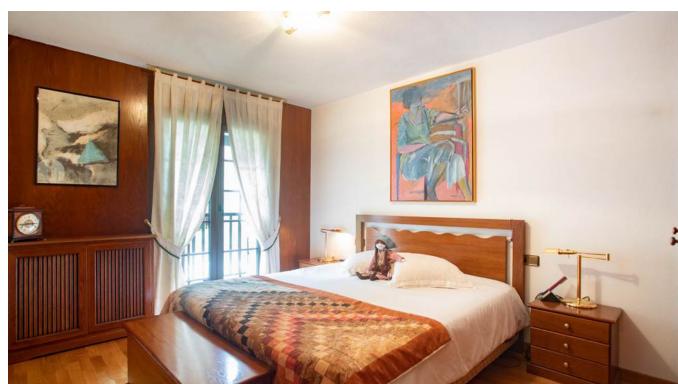
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