

REF.:5874

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive villa to buy in the center of La Massana

Andorra - La Massana

Superficie	Habitaciones	Baños	Precio
<b>500 m<sup>2</sup></b>	<b>4</b>	<b>3</b>	<b>3.160.000 €</b>

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



# Exclusive villa to buy in the center of La Massana

Andorra - La Massana

Superficie	Habitaciones	Baños	Precio
<b>500 m<sup>2</sup></b>	<b>4</b>	<b>3</b>	<b>3.160.000 €</b>

**Contáctenos para recibir más información o solicitar una visita**

 +376 872 222

 info@sir.ad

This exclusive 500m2 villa for sale is located in the heart of La Massana, a few minutes' walk from all shops, services and the cable car for access to the slopes of Grandvalira in the Pal-Arinsal sector, in a residential area very calm family and perfectly communicated. The house is divided into 4 floors, all connected by an elevator and an internal wooden staircase, and has two terraced garden areas. We enter the house and there are 2 interconnected garages, with capacity for about 5 or 6 cars, and a room for celebrations with friends and/or family. The room has a long and complete kitchen bar, with a large wooden table, a fireplace, and following the wall, an infinite bench to create a warm and familiar atmosphere. In this space we also find a cellar. The other part of the garage has a courtesy toilet, all modern, a spacious and equipped laundry room, with sink and water connections. The rest of the room has a large closet for storage. There is also the hall from the garage at the entrance of the house, with the lift, a small dressing room and a study-office. We arrive by the wooden staircase to the hall on the first floor, where there is the day area. The doors to the dining room are sliding glass doors. The area equipped as a living room, with large corner sofas, and a small table for informal meals, has a ceiling that is a window that can be opened and closed with an automated ceiling curtain. Attached to the living room is a specific room for noble dining, and access to the large terrace with underfloor heating, barbecue area and spectacular views towards all of La Massana, and the cable car to Pal. The kitchen, separate, exquisite and equipped, here, with the highest range appliances. In this kitchen we also have a table for more daily and family meals. From the kitchen you can also access the terrace. On the second floor is where the night area is. We have a first master suite, with a large dressing room, and a large full bathroom with a round hydromassage bathtub, through which the water comes out creating a waterfall effect, and which is placed next to the window through which you can also access the terrace. We find two double bedrooms, with built-in wardrobes, and a complete bathroom with hydromassage shower. The ground floor of the house is dedicated exclusively to the second master suite, the main one. It has a very spacious dressing room. The bathroom has a shower and a skylight with natural light. This room also has a balcony with fantastic views. The finishes of the entire property are highly luxurious with, among others, noble parquet floors in the rooms, stoneware, slate or synthetic floors in the bathrooms and kitchen, home automation system, double-glazed windows with gas chamber and some triple glazing for perfect thermo-acoustic insulation, and fully LED lighting in all rooms, which significantly reduces the environmental impact and the house's electricity bill.

## Características

- Doble vidre
- Cuina tipus office
- Calefacció
- Ascensor
- Vistes ciutat
- Parking cobert
- sòl radiant
- Safareig
- Armaris encastrats
- Terrassa
- Parking
- Vistes a la muntanya
- Llar de foc
- Triple vidre
- Llar de foc
- Despatx
- Assolellat
- Balcó
- Jardí
- Transport públic aprop
- Aigua calenta
- Parquet
- Domotica
- Vestuaris

REF.:5874

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive villa to buy in the center of La Massana

Andorra - La Massana

Superficie	Habitaciones	Baños	Precio
<b>500 m<sup>2</sup></b>	<b>4</b>	<b>3</b>	<b>3.160.000 €</b>

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. Each Sotheby's International Realty® office is independently owned and operated.

Andorra Sotheby's International Realty  
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra  
Tel: +376 872 222 · Email: info@sir.ad

[www.andorra-sothebysrealty.com](http://www.andorra-sothebysrealty.com)