C/ Prat de la Creu, 96, baixos - AD500 - Andorra la Vella
+376 827 888 info@immobiliariaksa.com






House- Sant Julià de Lòria — Principality of Andorra / Sant Julià de Lòria

- Surface: 495.00 m$^2$
- Bedrooms: 4
- Bathrooms: 3

**1.450.000 €**

Reference: K884/600/114

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DETACHED VILLA IN CERTERS – 495 M² – PANORAMIC VIEWS – LARGE 193 M² GARAGE Located in the most exclusive and tranquil area of ??Certers, in Sant Julià de Lòria, we present this 495 m² detached villa, which offers exceptional renovation potential. This unique property is spread over three floors and features spacious areas, vaulted wooden ceilings, large windows, and a solid structure—providing the perfect foundation to create a high-end residence. Layout: Garage Level (193 m²): A vast space with capacity for several vehicles, offering versatile potential for use as a leisure area, wine cellar, or gym. Main Floor (+200 m²): A grand living-dining room spanning over 67 m² with a fireplace, a separate kitchen, a library, and direct access to the terraces and garden. Upper Floor: The sleeping quarters, featuring several bedrooms with expansive views of the mountains and the surrounding natural landscape. The property enjoys complete privacy, an excellent orientation, unobstructed views, and a privileged setting immersed in nature. An unmissable opportunity to develop an exclusive residential project in one of Andorra's most sought-after locations. Properties with such dimensions and potential rarely come onto the market. Notice: The images have been digitally edited for illustrative purposes to show the potential of the property following a comprehensive renovation. The current condition of the property may differ from what is shown in these virtual renderings.

## Characteristics

| | | |
|---|---|---|
| Terrace | Parking | Garden |
| Fireplace | Washing place | Mountain views |
| Closed kitchen | Gasoil heating | Balcony |
| To reform | Bathroom with bath | Bathroom with shower |
| Built-in wardrobes | | |