

REF.:5998

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive ground floor to buy in Ordino

Andorra - Ordino

Superficie	Habitaciones	Baños	Precio
122 m <sup>2</sup>	3	2	980.000 €

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



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163M2 OF TERRACE-GARDEN + 3 BEDROOMS + 2 BATHROOMS + PARKING This elegant ground floor, recently renovated, of 124 m2, to buy, is located in a quiet and private residential area of Ordino, surrounded by nature, with fantastic panoramic views towards the center of the town and the mountains that surround among which stands out the majestic and imposing Casamanya. The property is surrounded by a large terrace-garden of 163 m2, with artificial grass, and which enjoys spectacular views of the area as well as plenty of sun for a good part of the day thanks to its South-West orientation. The main entrance is through the hall and directly accesses the day part of the property which consists of a wide and bright living-dining room with several windows that provide a lot of natural light. Its width allows it to maintain two distinct environments, the living room next to the fireplace and the dining room close to the area where the kitchen is. The open kitchen is fully equipped with integrated appliances, all designed and innovative, has plenty of storage space in the various cupboards and drawers, and a counter area for casual daily meals. The rest area consists of a large suite, built-in wardrobe and a complete 3-piece bathroom with bathtub-shower and double sink. We also find a double room with a built-in wardrobe, a large single room with a built-in wardrobe and a complete independent 3-piece bathroom with a shower cabin, and area for the washing machine. The finishes of the property are of high quality with, among others, parquet floors in the bedrooms, the living-dining room, ceramic floors in the kitchen and bathrooms, electric blinds, double-glazed windows for optimal thermal insulation acoustics and diesel heating. For maximum convenience, the property has a double parking space in the building's garage, which can be accessed directly by an internal private elevator, plus a large storage room. This elegant apartment, located in one of the most sought-after areas of Andorra for its high quality of life, is the perfect home for a family that wants to escape the hustle and bustle of the city and enjoy the incomparable natural setting that the Andorran mountains offer.

## Características

- |                              |                 |                        |
|------------------------------|-----------------|------------------------|
| ✓ Parquet                    | ✓ Llar de foc   | ✓ Doble vidre          |
| ✓ Armari encastats           | ✓ Assolellat    | ✓ Calefacció           |
| ✓ Jardí                      | ✓ Ascensor      | ✓ Vistes a la muntanya |
| ✓ Transport públic aprop     | ✓ Vistes ciutat | ✓ Llar de foc          |
| ✓ Zona verda                 | ✓ Aigua calenta | ✓ Traster              |
| ✓ Aparcament amb plaça doble |                 |                        |



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