



HOUSE FOR SALE IN GER, LA CERDANYA

Ger / La Cerdanya

Price

€550,000

Surface 175 m²

Bedrooms 5

Bathrooms 3

Plot 116 m²

Energy classification F

Energy performance index 274.00 kw h/m² year

Emissions rating E

Emissions 46.00 co/m² year

Year of construction 1998

✓ Heating

✓ Backyard

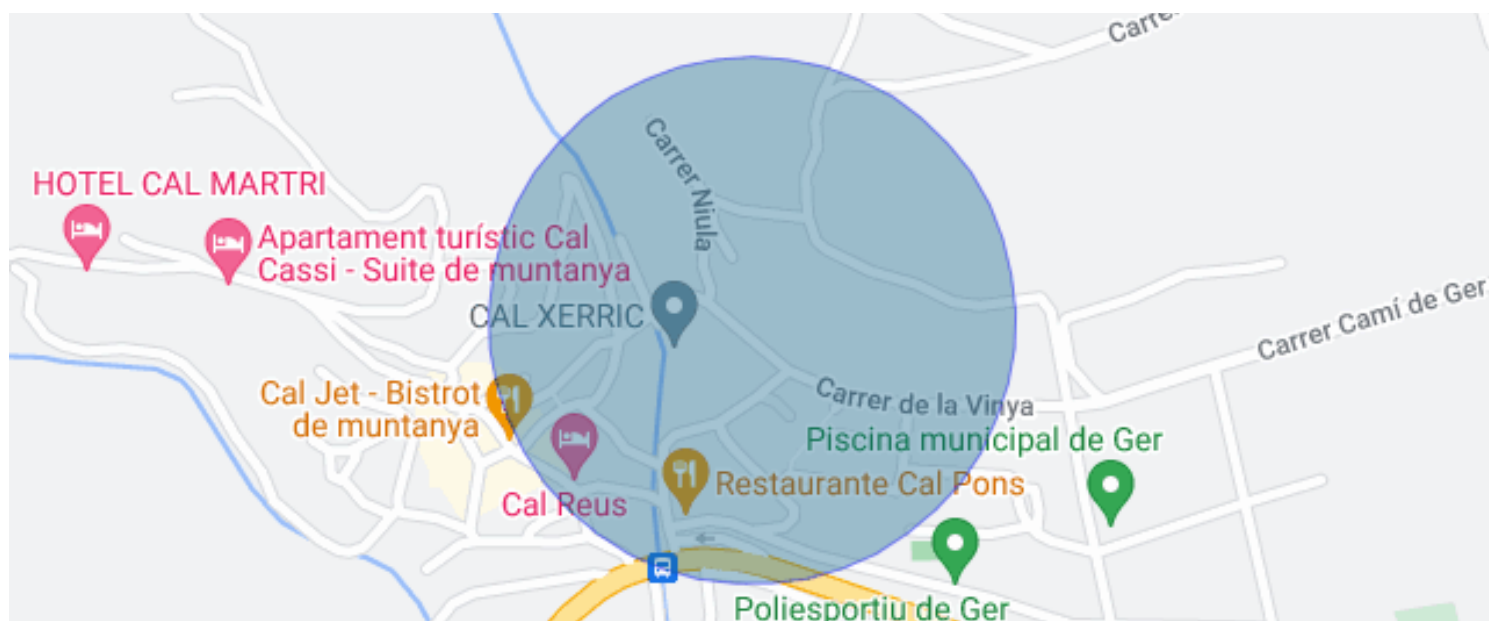
✓ Parking

✓ Built in closets

✓ Views

✓ Fireplace

✓ Terrace



Ger / La Cerdanya

Located in a quiet street in the village of Ger, is this 4-story semi-detached house.

Ger is located in the sunny part of the Cerdanya valley, very close to the Real Club de Golf de La Cerdanya and Bolvir.

On the ground floor, there is the day area, a dining room connected to the kitchen through a window, a spacious living room with a fireplace, a fully equipped separate kitchen (dishwasher, fridge, oven, microwave and ceramic hob), a double bedroom and a full bathroom with shower.

From the living room and dining room we access a private garden of about 40 m² and a 30 m² porch connected to the community garden. The community is made up of only 5 houses.

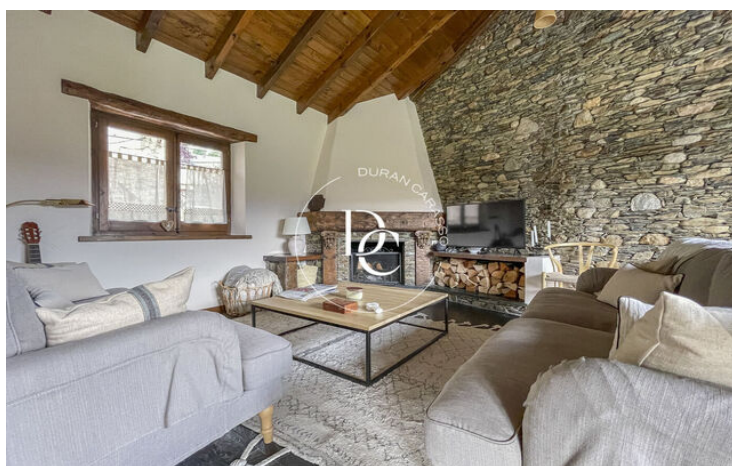
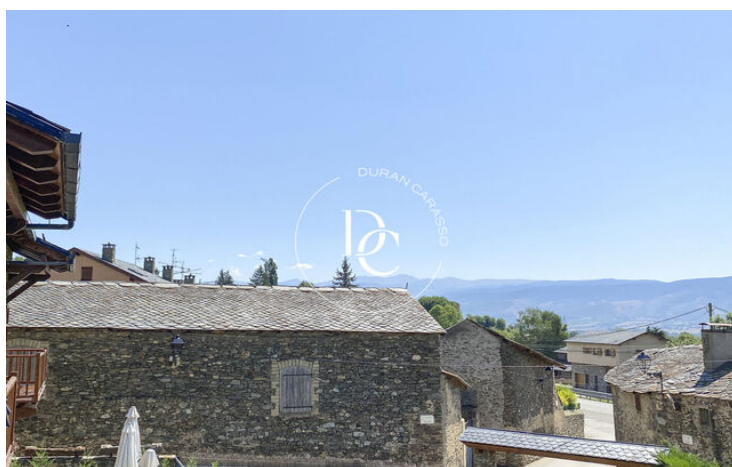
From the ground floor we access the first floor, which is made up of a very spacious en-suite room, with a complete bathroom with a hydromassage bathtub, a single room and a complete bathroom with a bathtub. These two rooms are equipped with fitted wardrobes. Going up to the next floor, with sloping ceilings, we find a single room, a large closet and a very large space that can be used as a room with several beds, secondary living room, games room, etc.

Finally, in the basement we find a charming cellar, a practical laundry room with fitted wardrobes and two large parking spaces, with space for two cars and motorcycles, bikes, skis, etc.

The heating of the entire house is electric, through underfloor heating and electric radiators, zoned by areas and the hot water works through two electric water heaters. Running water is included in the Ger Town Hall rate.

The house is located two minutes walk from the center of Ger, a public swimming pool and a sports hall. A few minutes away, we can find a small grocery store with everything essential, a pharmacy, a Primary Care Center and a range of restaurants in the surroundings.

In the area we find alpine ski slopes, cross-country skiing, numerous mountains and endless rural routes. Undoubtedly, an unbeatable option to enjoy leisure time.





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Contact us if you want more information or to arrange a viewing.