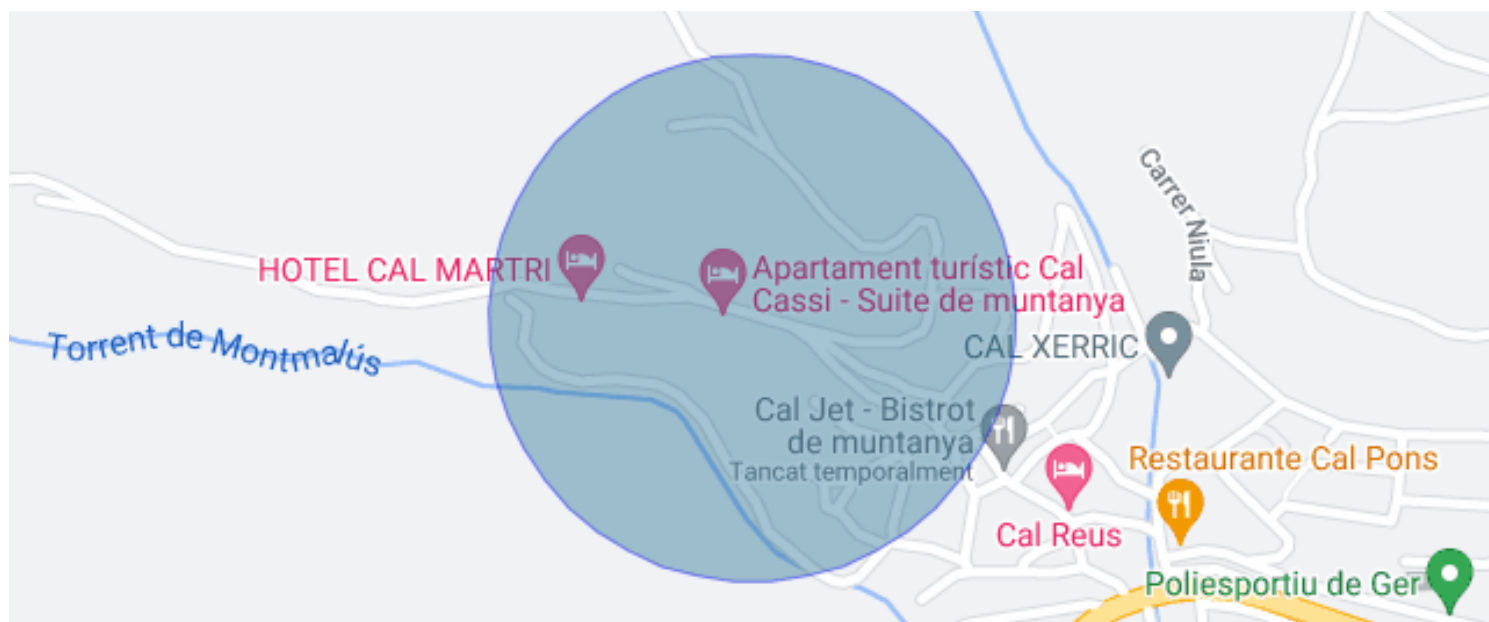




## RUSTIC PROPERTY IN GER DE CERDANYA WITH URBAN LAND

Ger / La Cerdanya

Price	€520,000
Plot	720 m <sup>2</sup>
Energy classification	G
Emissions rating	G



## Ger / La Cerdanya

Discover the hidden gem of Ger de Cerdanya, a real estate investment opportunity that combines a privileged location with generous land a charming rustic estate.

**Featured Features:**..South Facing Plot: This plot, strategically facing south, ensures exceptional lighting throughout the day, creating an idyllic environment surrounded by rustic fields.

**Rustic and Listed Building:** In the heart of the plot, within the picturesque town of Ger de Cerdanya, you will discover a charming 330m2 building, distributed over three habitable floors. This rustic structure, listed for its uniqueness, adds character and authenticity to the property.

**Expansion Potential:** With a total area of 720m2, the property has a patio and a garden area, along with a small attached barn. This barn offers the possibility of being transformed, thus expanding the living area on the first and second floors and providing additional living space.

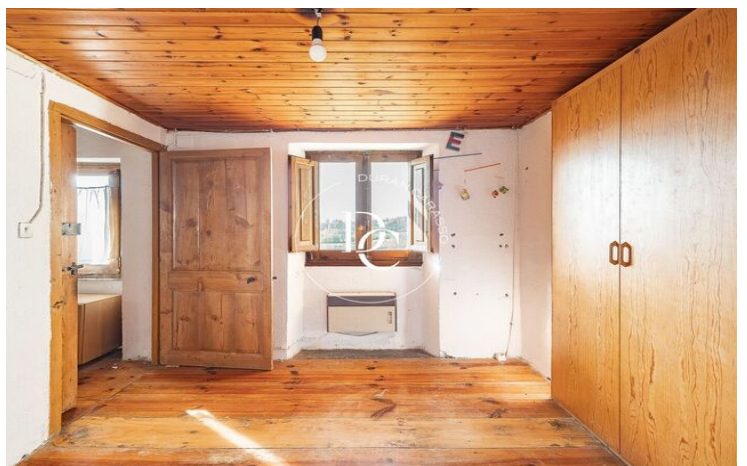
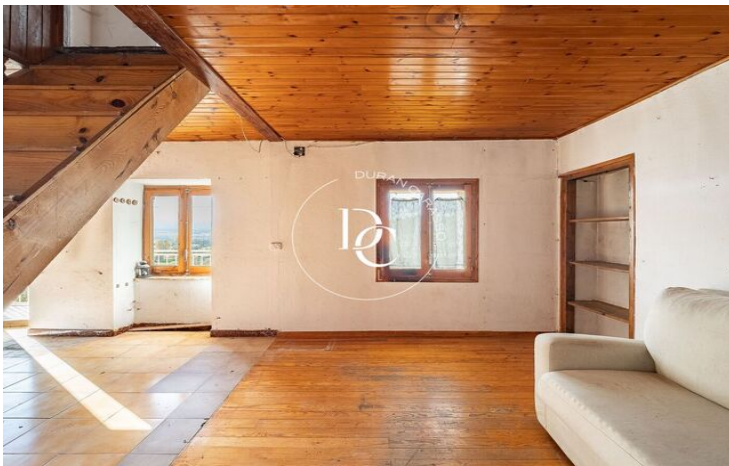
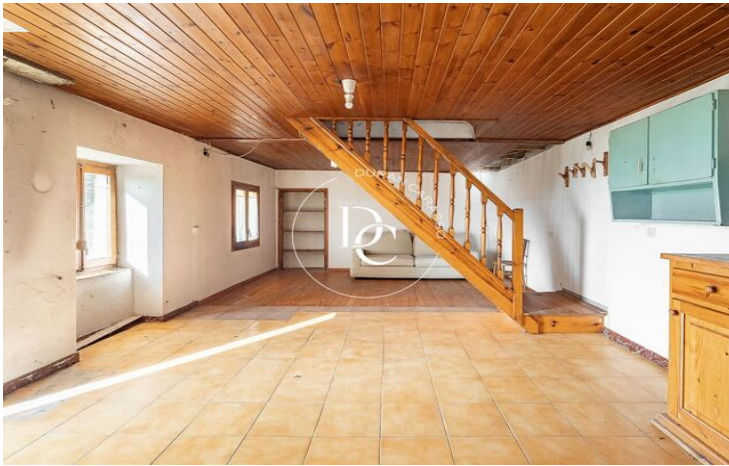
**Panoramic Views:** Enjoy unparalleled panoramic views of the Cerdanya Valley, located 10 km from Puigcerdà, the capital of the region, and marvel at the majestic mountains of the Sierra del Cadí and the surrounding natural landscapes.

**Privileged Location with Access to Services:** Away from the hustle and bustle, Ger de Cerdanya offers essential services with small shops, pharmacies, parks, schools, public transportation and nearby supermarkets, golf courses, ski resorts, and hospitals. In addition, its convenient connection through a road network facilitates access to Barcelona, Lérida, Andorra and France.

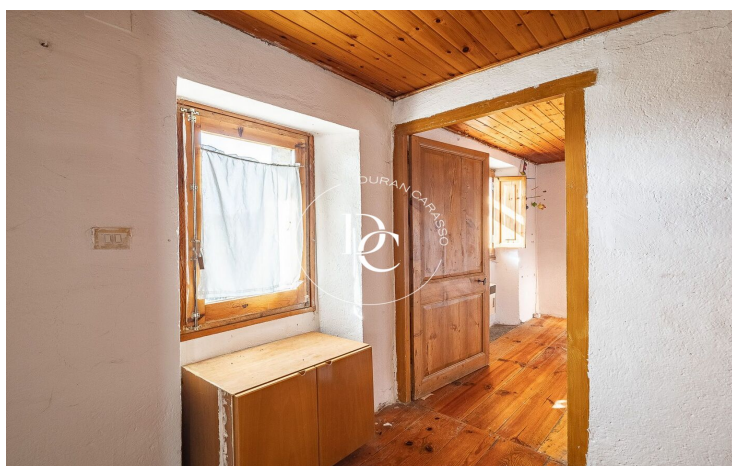
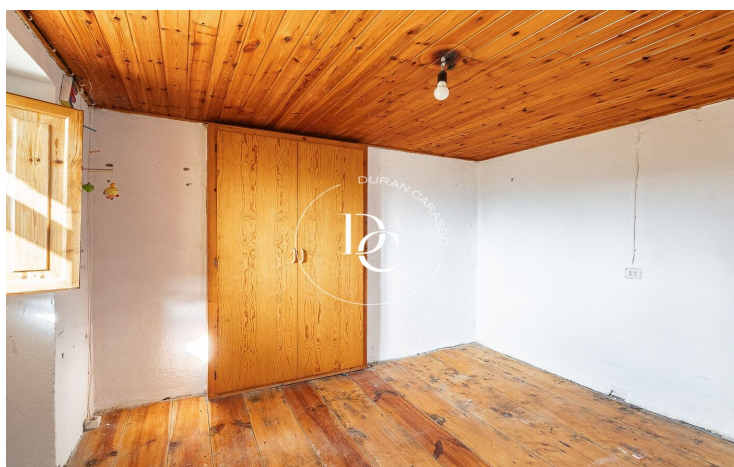
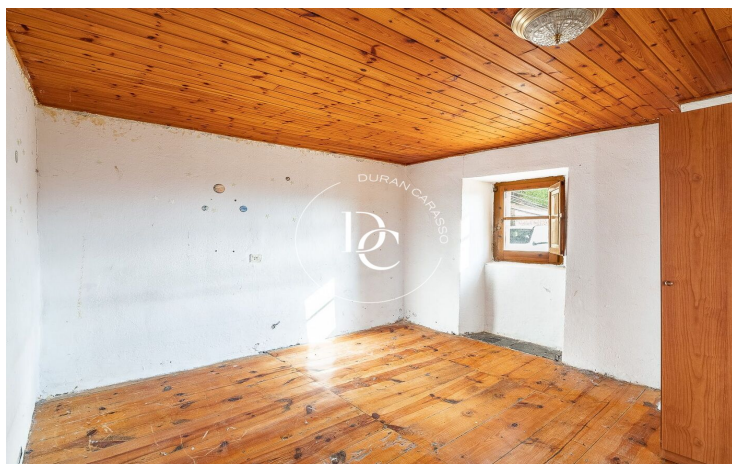
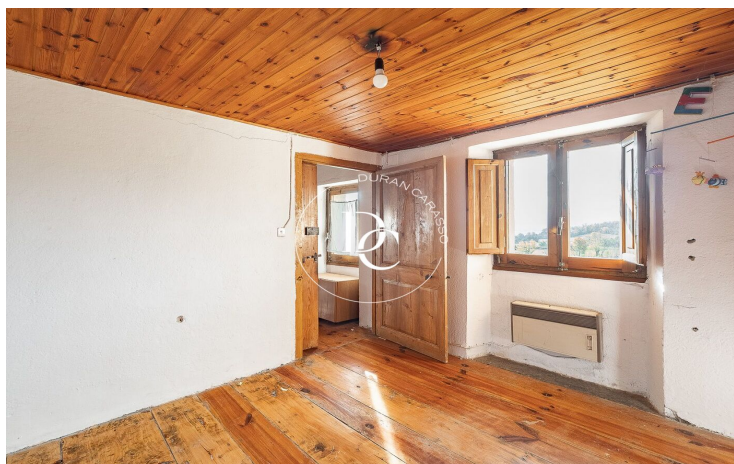
**Building Potential:** The total size of the plot allows the construction of up to four homes, offering a unique perspective for investors or those seeking to develop a residential project.

Do not miss the opportunity to enjoy acquiring this exceptional property. Contact us for more information and discover the unlimited potential this rustic property in Ger de Cerdanya has to offer!









The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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