



## EXCLUSIVE NEW BUILD SEMI-DETACHED VILLA WITH LUXURY MATERIALS AND SPECTACULAR VI...

La Massana / La Massana

<b>Price</b>	<b>€1,695,000</b>	✓ Heating	✓ Mountain views
Sur. built	335 m <sup>2</sup>	✓ Parking	✓ Terrace
Sur. util	304 m <sup>2</sup>	✓ Balcony	✓ Outside
Bedrooms	4		
Bathrooms	3		
Plot	157 m <sup>2</sup>		
Energy classification	Pending		
Emissions rating	Pending		



## La Massana / La Massana

An Architectural Jewel in the Heart of the Pyrenees

Welcome to your new dream home, a spectacular semi-detached stone and wood villa, located in La Massana, Andorra. This unique property of 335.04 m<sup>2</sup> built, complemented by a garage of 119.42 m<sup>2</sup>, terraces totaling 87.98 m<sup>2</sup> and a garden of 156.51 m<sup>2</sup>, offers an unrivaled combination of luxury, comfort and natural beauty.

### A Dream Environment

Located in the heart of La Massana, this residence combines the tranquility of a residential environment with accessibility to all modern comforts. Enjoy spectacular views of the mountains and the relaxing atmosphere offered by this privileged place. The chalet is located just 200 meters from the gondola that connects to the Vallnord Pal-Arinsal ski resort, allowing you to leave the house with your boots on and start your ski day effortlessly.

### Property Features

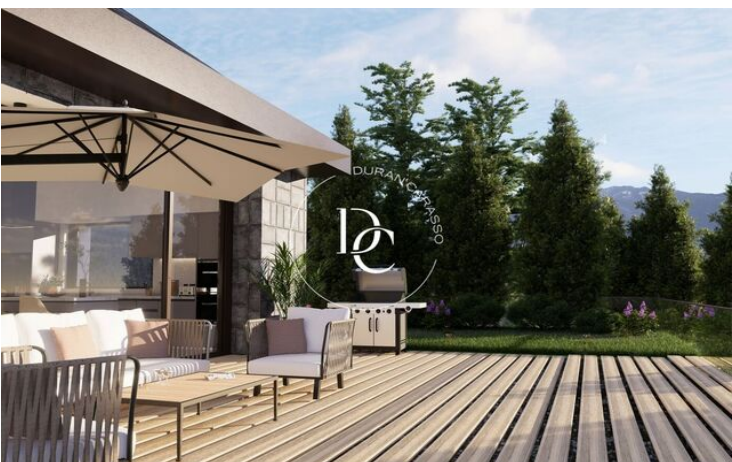
- Basement: 119.42 m<sup>2</sup> built with capacity for 5 cars, with storage room, technical room and hall.
- Ground floor: 63.43 m<sup>2</sup> built with a garden of 21.64 m<sup>2</sup> and a terrace of 24.48 m<sup>2</sup>. It includes three bedrooms (two doubles and one single) and a full bathroom.
- First Floor: 60.31 m<sup>2</sup> built with a garden of 11.75 m<sup>2</sup>. It includes a bedroom suite with dressing room, office, and a private bathroom, in addition to a 5.41 m<sup>2</sup> terrace.
- Second Floor: 91.88 m<sup>2</sup> built with two terraces (16.12 m<sup>2</sup> and 41.97 m<sup>2</sup>), and a 124 m<sup>2</sup> garden. Here we find the living room, the dining room, an open concept kitchen with an island, an office or reading area and a courtesy bathroom.

Noble materials such as wood and stone, combined with transparent railings and luxury finishes, make this house a perfect place to enjoy unforgettable moments surrounded by nature.

### Tourist Attractions and Activities

La Massana is a jewel of Andorra, with a rich combination of modernity and tradition. The ski resorts of Vallnord Pal-Arinsal offer more than 63 km of slopes in winter and more than 60 km of mountain bike circuits in summer, making it...









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.