



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

La Massana / La Massana

<b>Price</b>	<b>€1,950,000</b>	✓ Heating	✓ Mountain views
Sur. built	356 m <sup>2</sup>	✓ Parking	✓ Terrace
Sur. util	320 m <sup>2</sup>	✓ Balcony	✓ Outside
Bedrooms	4		
Bathrooms	3		
Plot	187 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 356.72 m<sup>2</sup> built, complemented by a garage of 141.10 m<sup>2</sup>, terraces totaling 119.80 m<sup>2</sup> and a garden of 185.92 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.

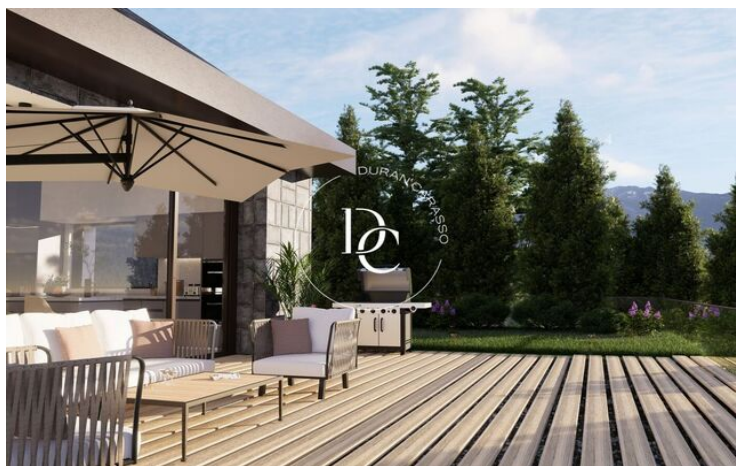
### Property Features

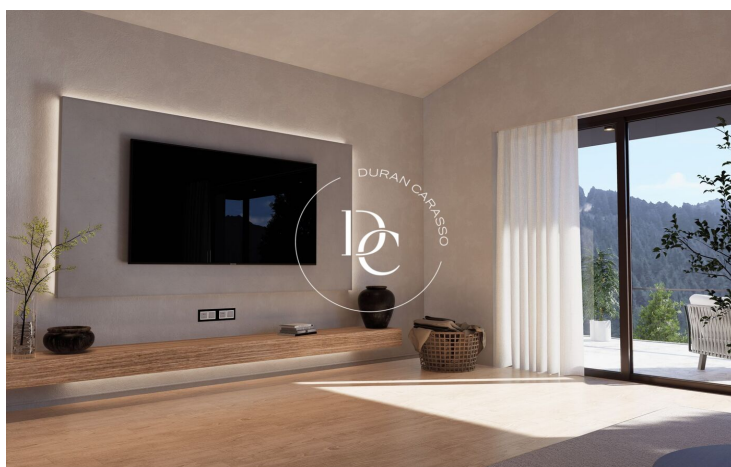
- Basement: 141.10 m<sup>2</sup> built with capacity for 5 cars, with storage room, technical room and hall.
- Ground floor: 63.43 m<sup>2</sup> built with a garden of 31.31 m<sup>2</sup> and a terrace of 34.35 m<sup>2</sup>. It includes three bedrooms (two doubles and one single) and a full bathroom.
- First Floor: 60.31 m<sup>2</sup> built with a garden of 16.37 m<sup>2</sup>. It includes a bedroom suite with dressing room, office, and a private bathroom.
- Second Floor: 91.88 m<sup>2</sup> built with two terraces (16.12 m<sup>2</sup> and 66.96 m<sup>2</sup>), and a garden of 136.52 m<sup>2</sup>. 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 an ideal destination for winter and summer sports lovers. The La Massana cable car is just 450 metres away, quickly conn...





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