



## SINGLE-FAMILY ALET IN THE PUIGCERDA LAKE AREA

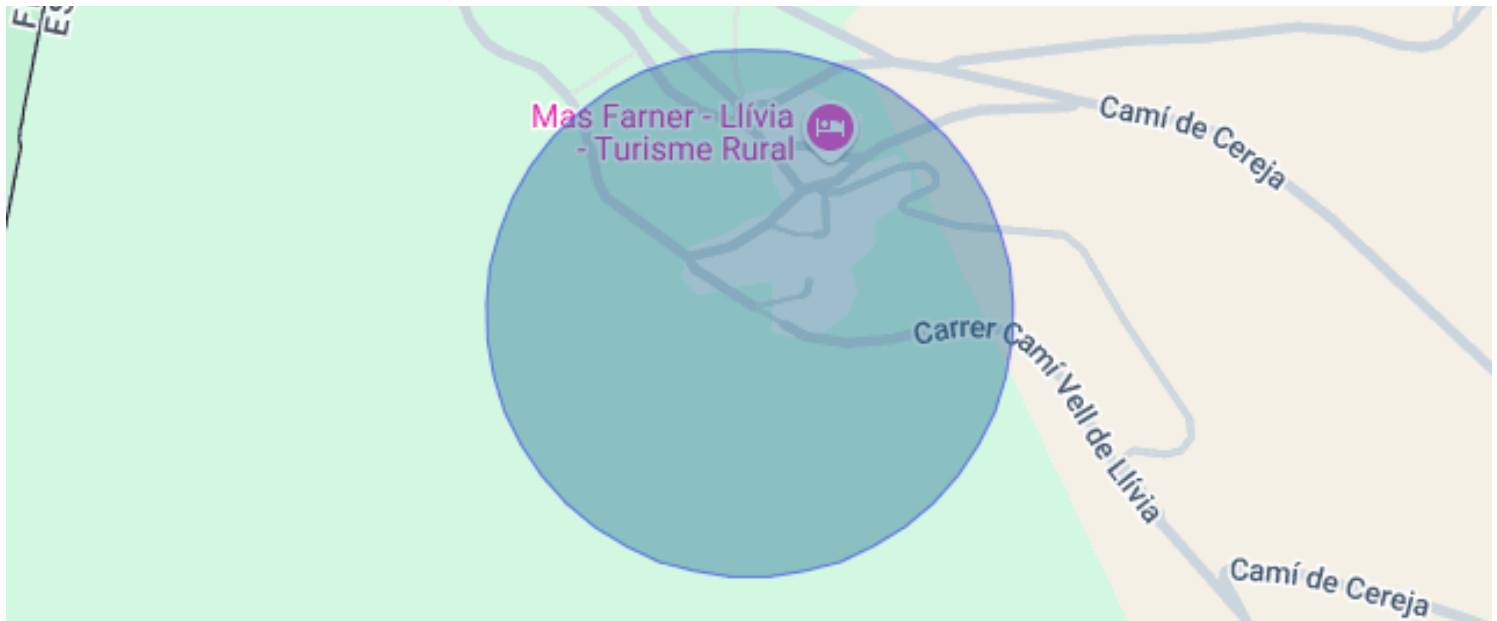
Puigcerdà / La Cerdanya

### Price

€1,350,000

Sur. built	293 m <sup>2</sup>
Sur. util	217 m <sup>2</sup>
Bedrooms	5
Bathrooms	5
Plot	980 m <sup>2</sup>
Energy classification	E
Energy performance index	388.00 kw h/m <sup>2</sup> year
Emissions rating	F
Emissions	102.00 co/m <sup>2</sup> year
Year of construction	1998

- ✓ Heating
- ✓ Backyard
- ✓ Parking
- ✓ Balcony
- ✓ Mountain views
- ✓ Fireplace
- ✓ Terrace
- ✓ Outside



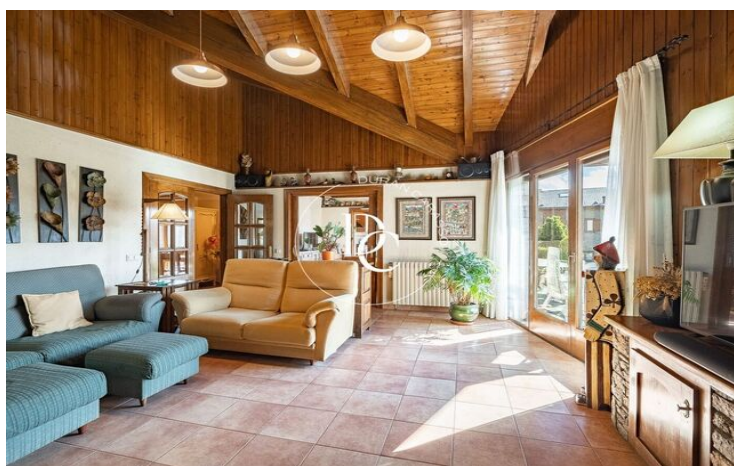
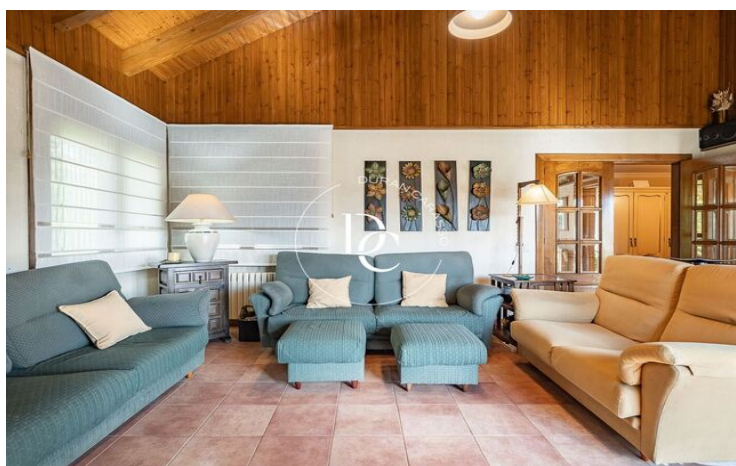
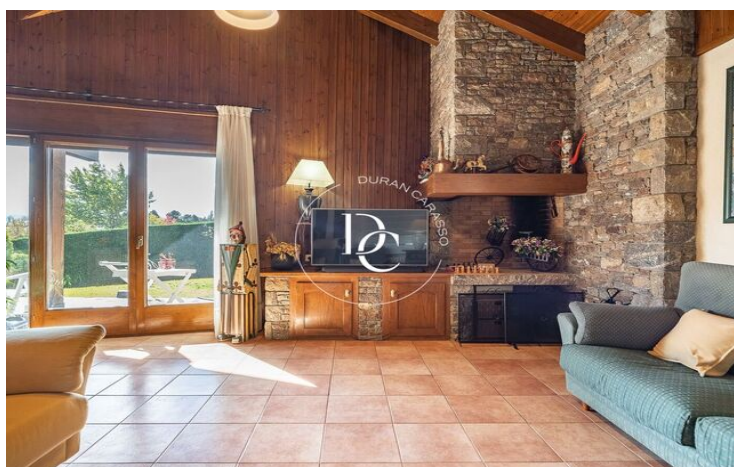
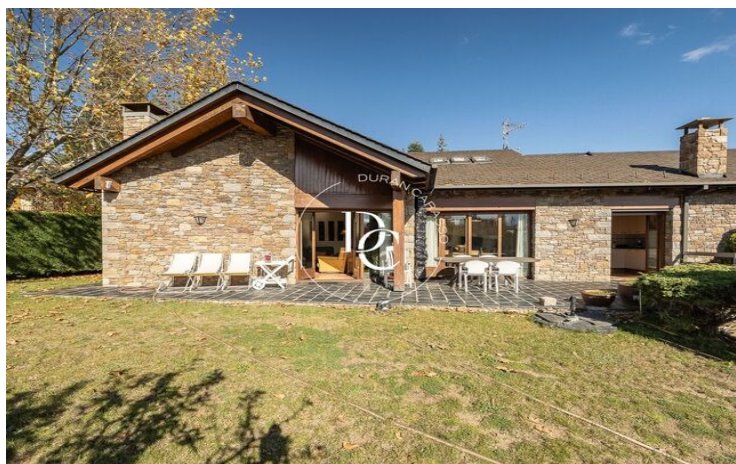
## Puigcerdà / La Cerdanya

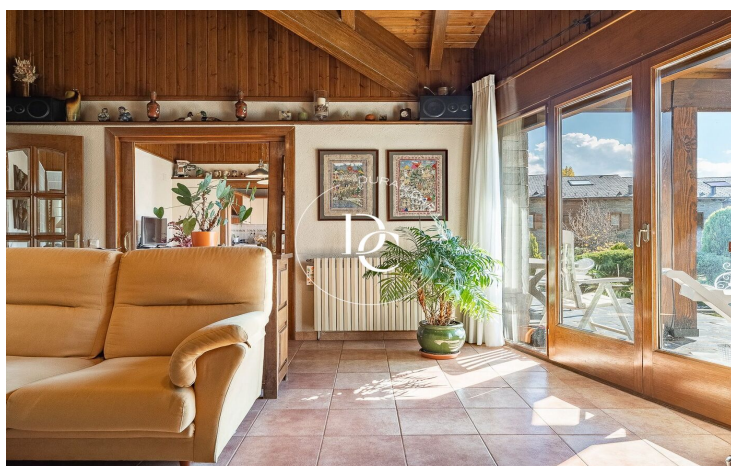
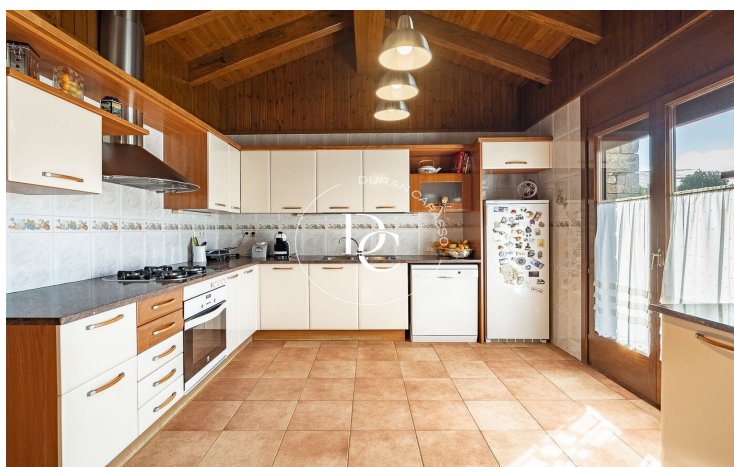
This home located in Puigcerdà, enjoys the privilege of being in the Lake area.

A house of almost 300m<sup>2</sup> on a 1000m<sup>2</sup> plot, with indisputable functionality due to its location.

Comfortable and naturally illuminated, this home has the main rooms on the ground floor: a living room with fireplace linked to a private dining room and direct access to the garden, an independent and fully equipped kitchen, 4 bedrooms - one of them a suite - and 3 bathrooms. All rooms comfortable, spacious and pleasant. A multipurpose room in the loft area with its own bathroom, and another games room and a service room on the underground floor with direct access to the plot.

A few meters from the Lake, this idyllic environment from where you can enjoy pleasant walks along the centenary pond framed by the unique nature of the place and the location of this home makes it a wonder to be able to enjoy the tranquility of the most commercial town of Cerdanya, proximity to restaurants and entertainment venues.





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.