

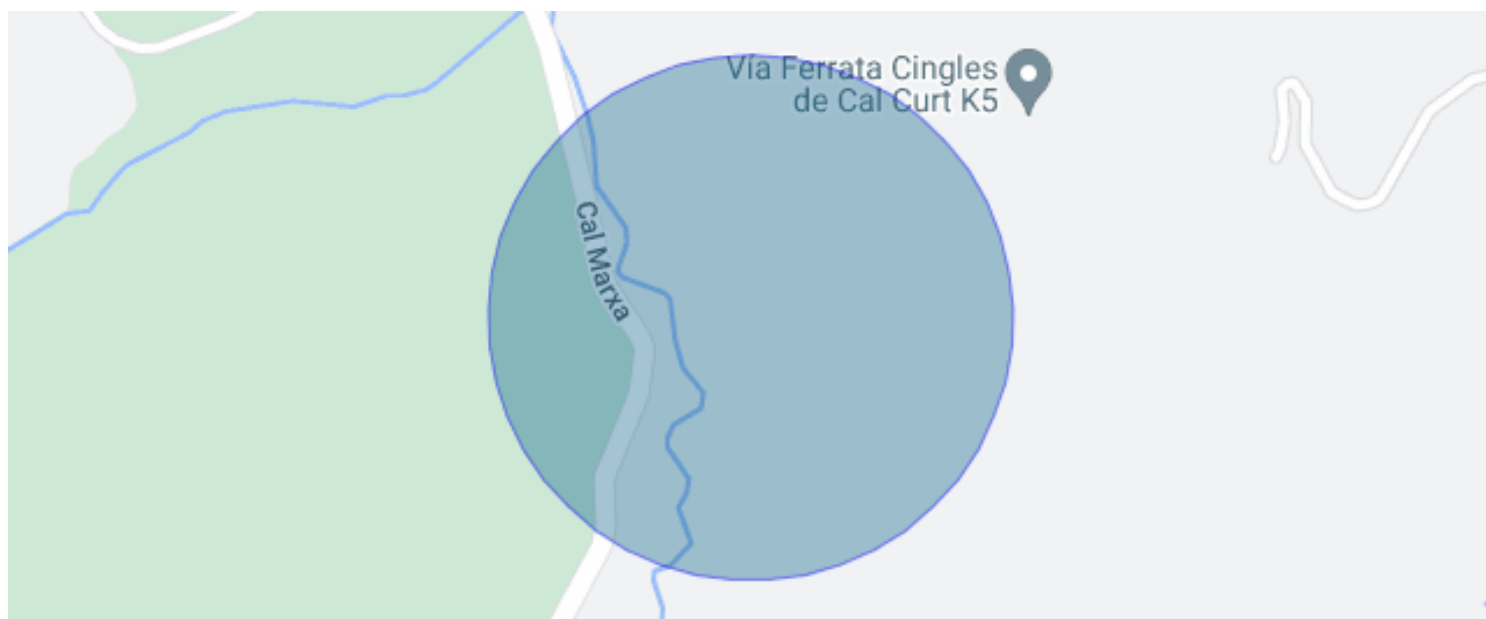


2 HOUSES FOR SALE IN VALLCEBRE

Vallcebre / Berguedà

Price	€1,300,000
Sur. built	350 m ²
Sur. util	198 m ²
Bedrooms	4
Bathrooms	3
Plot	4.708 m ²
Energy classification	D
Energy performance index	188.20 kw h/m ² year
Emissions rating	D
Emissions	49.60 co/m ² year
Year of construction	2023

- ✓ Heating
- ✓ Backyard
- ✓ Fireplace
- ✓ Balcony
- ✓ Views
- ✓ Furnished
- ✓ Terrace



Vallcebre / Berguedà

Durán Carasso presents this complex of two buildings in Vallcebre, a town in the heart of the Berguedà region.

The complex consists of 2 buildings on the same property:

1. a single-family house on a 609 m2 estate, with a useful built area of 41,37 m2.
2. A 2-storey detached house with a ground floor area of 78.11 m2 and 136 m2 on the first floor, built on a plot of 4,708 m2.

The first property is a wooden house in Alpine style, lined with stone, with an adjoining porch equipped with a barbecue. The house consists of a double bedroom, a living room/kitchen and a separate bathroom. It has biomass heating and pre-installation for gas radiators.

The second house, the largest of the two, is a mountain loft with an industrial yet cosy feel. It consists of a bedroom, a spacious living room, kitchen and bathroom. All the materials are top quality. It is connected to the upper part of the house by a staircase with double doors that can be closed to make it an independent unit or an annex to the main house.

The third one is the main house, which has an excellent porch with extraordinary views over the Tosa d'Alp and the Sierra del Cadí. It has 3 bedrooms, 1 single and two doubles, one of them with an independent dressing room and fireplace, a complete bathroom with shower and bathtub, a spacious living room with fireplace and an extraordinary kitchen.

This house has gas central heating, the most modern insulation system and state-of-the-art Technal aluminium carpentry, video surveillance cameras, and top of the range Siemens and Smeg electrical appliances. It also has a domotic lighting system and a large garden with centenary oak trees that is independent from the rest of the property.

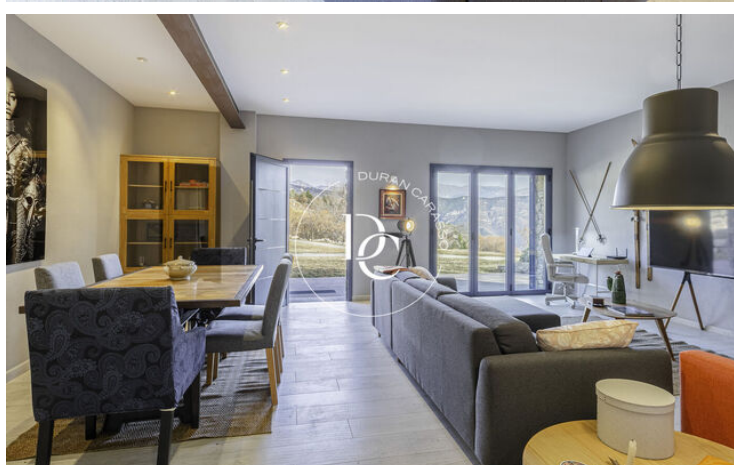
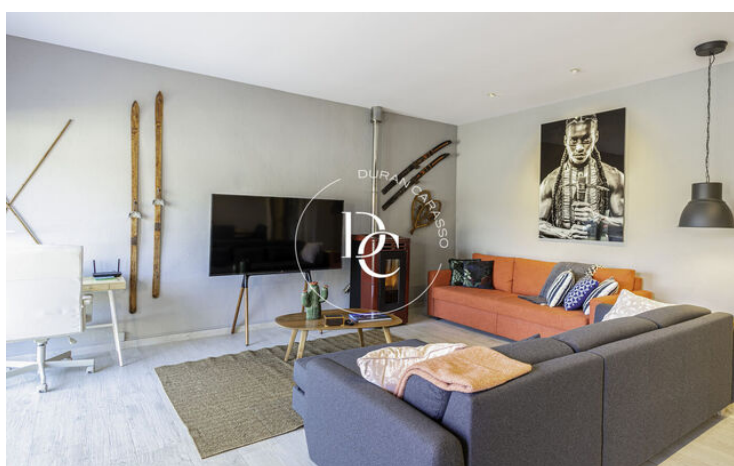
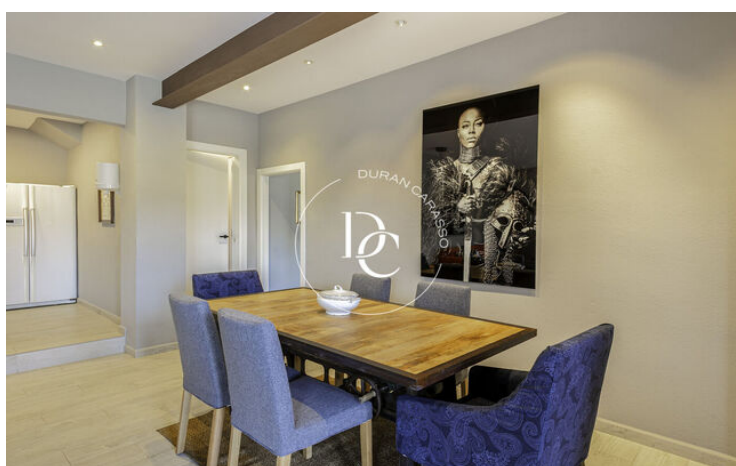
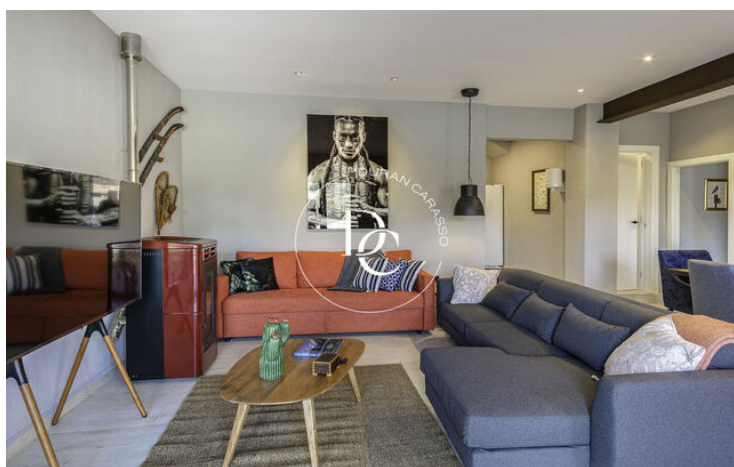
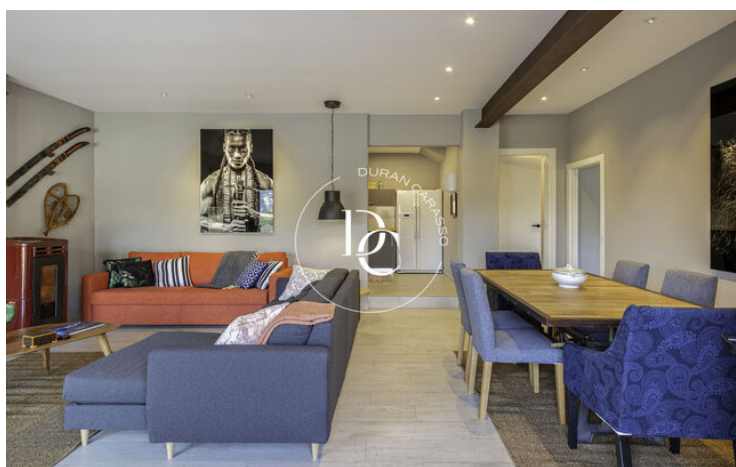
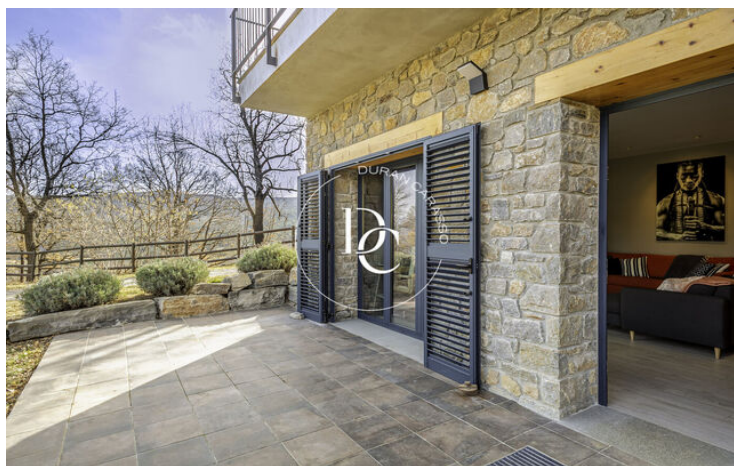
The whole property is fenced, with a metallic main gate. It is very close to the village of Vallcebre (5 minutes on foot) and sufficiently secluded to have total privacy.

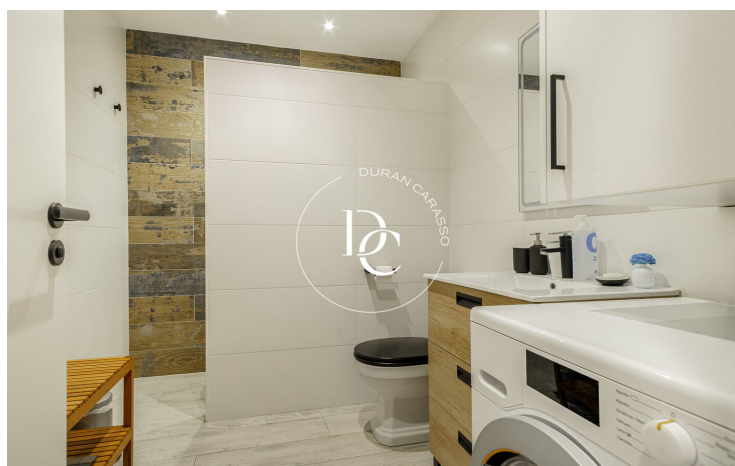
All the adjoining land is either unbuildable or destined for municipal sports facilities, so nothing can be built on it.

It is an ideal complex for a large family who needs separate areas or for someone who wants to have their residence with two units to rent out, as all 3 units have a tourist licence.

Live where you deserve to live!

Translated with www.DeepL.com/Translator (free version)





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