

REF.:6350

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Newly built chalet for sale in Sispony, La Massana

Andorra - Sispony

Superficie	Habitaciones	Baños	Precio
<b>559 m<sup>2</sup></b>	<b>4</b>	<b>4</b>	<b>3.850.000 €</b>

Contáctenos para recibir más  
información o solicitar una visita

+376 872 222

info@sir.ad





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Discover "Les Llars de la Font", a residential complex located in the heart of the historic center of Sispony, Andorra. This exclusive offer includes three elegant newly built houses that harmonize contemporary luxury with the rich tradition of the Pyrenees. With spacious rooms filled with natural light and panoramic views, the interiors have been designed using a careful selection of local materials, ensuring an authentic connection with the surroundings. The houses rise in front of lush green tobacco fields, with the bell tower of Sant Joan as a backdrop, in one of the sunniest areas in the entire valley. Residents will enjoy spectacular views of Pic del Casamanya, along with exquisite comfort and design. Each house consists of four floors. This one, with 559 m<sup>2</sup> built, offers 348 m<sup>2</sup> of usable space and 105 m<sup>2</sup> of terraces, as well as a 384 m<sup>2</sup> communal garden. On the ground floor, you'll find a cozy living-dining room with a fireplace and access to the terrace, along with an integrated kitchen equipped with high-end appliances, including an induction hob, steam oven, and American fridge, as well as a guest toilet. The -1 floor houses three en-suite bedrooms with terrace access. On floor -2, you can choose between two master suite options with walk-in closets and private bathrooms, each with its own private terrace. All bathrooms feature anti-fog mirrors and electric towel warmers. Finally, floor -3 is designated for a spacious garage with room for four cars, pre-installation for electric vehicle charging, a bike rack with charging point, and ski storage. A silent four-person elevator connects all floors. The finishes reflect the highest quality, with facades made of local natural stone, oak wood flooring, and porcelain tile in stairs and bathrooms. In addition, it features a complete Smart Home system, with LED lighting, aerothermal heating, underfloor heating, and a water reuse system for outstanding sustainability. Don't miss the opportunity to live in this exceptional project that fuses comfort, design, and tradition in the heart of the Pyrenees.

## Característiques

- |                     |                        |                               |
|---------------------|------------------------|-------------------------------|
| ✓ Aigua calenta     | ✓ Electrodomestics     | ✓ Parking porta automàtica    |
| ✓ Parking cobert    | ✓ Il·luminació LED     | ✓ Sòl radiant                 |
| ✓ Parquet           | ✓ Llar de foc          | ✓ Sauna                       |
| ✓ Parking tipus box | ✓ Domòtica             | ✓ Carregador cotxe el·lèctric |
| ✓ Triple vidre      | ✓ Safareig             | ✓ Guarda Esquis               |
| ✓ Armari encastats  | ✓ Assolellat           | ✓ Parket ceràmic              |
| ✓ Terrassa          | ✓ Calefacció           | ✓ Jardí                       |
| ✓ Ascensor          | ✓ Vistes a la muntanya |                               |

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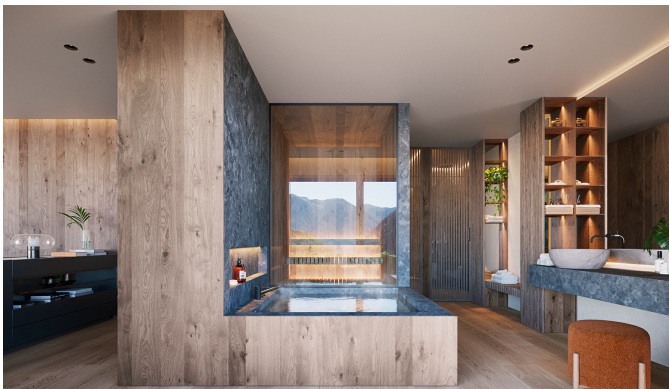
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