



295 SQM LUXURY HOUSE WITH VIEWS FOR SALE IN AIXIRIVALL

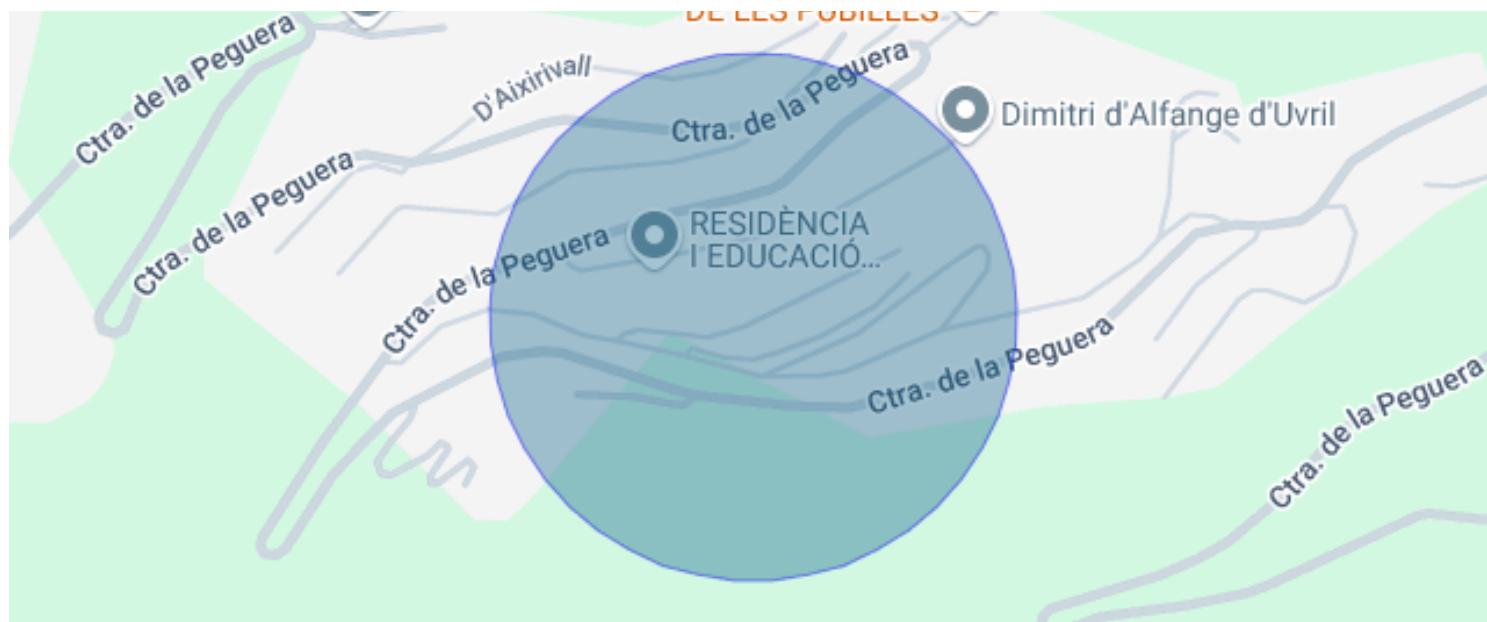
Aixirivall / Sant Julià de Lòria

Price

€1,300,000

Sur. built	295 m²
Bedrooms	4
Bathrooms	2
Energy classification	A
Emissions rating	A
Year of construction	2024

- | | |
|------------|--------------------|
| ✓ Heating | ✓ Mountain views |
| ✓ Backyard | ✓ Parking |
| ✓ Terrace | ✓ Built in closets |
| ✓ Outside | |



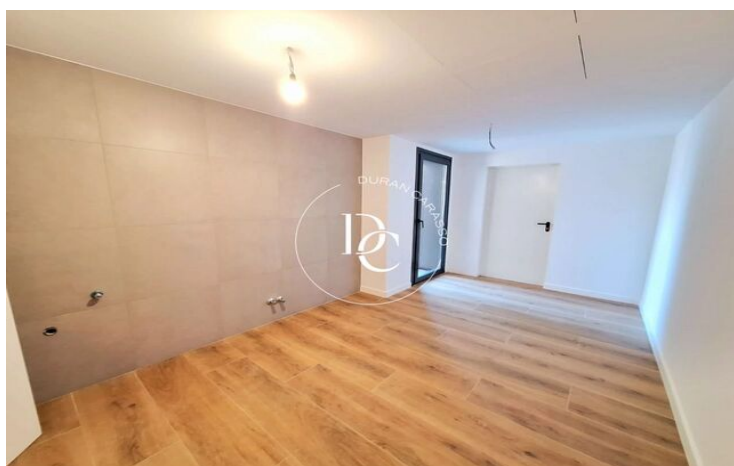
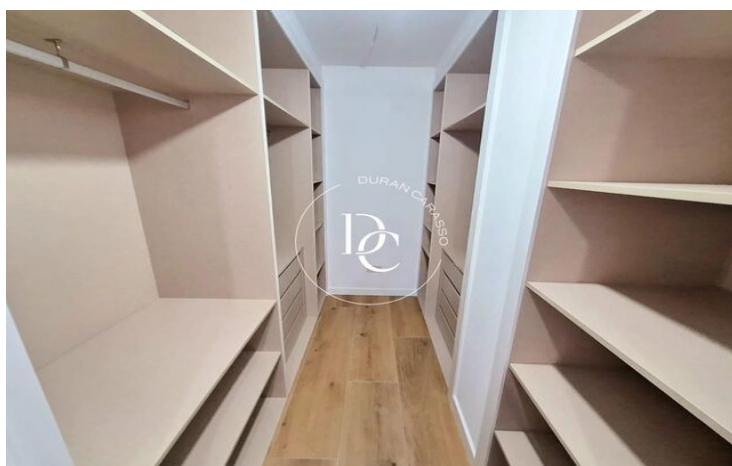
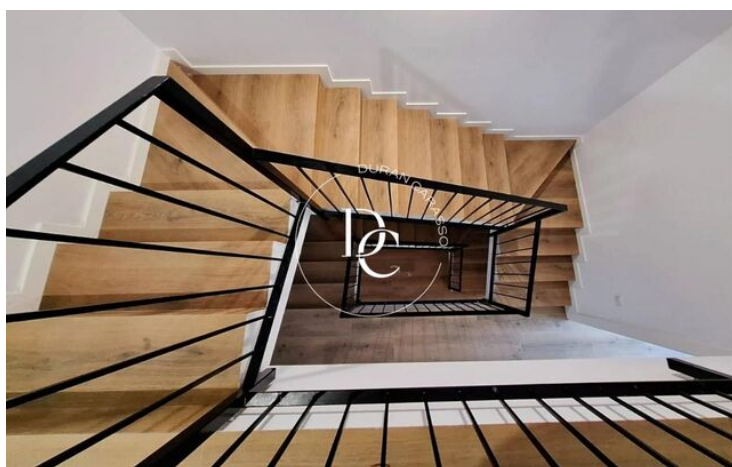
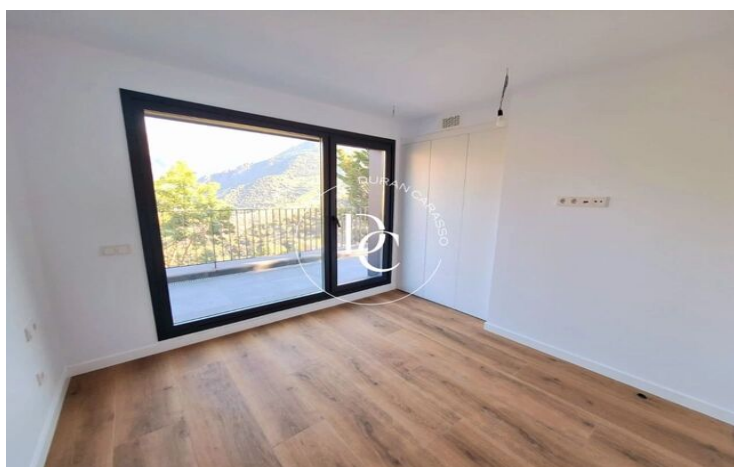
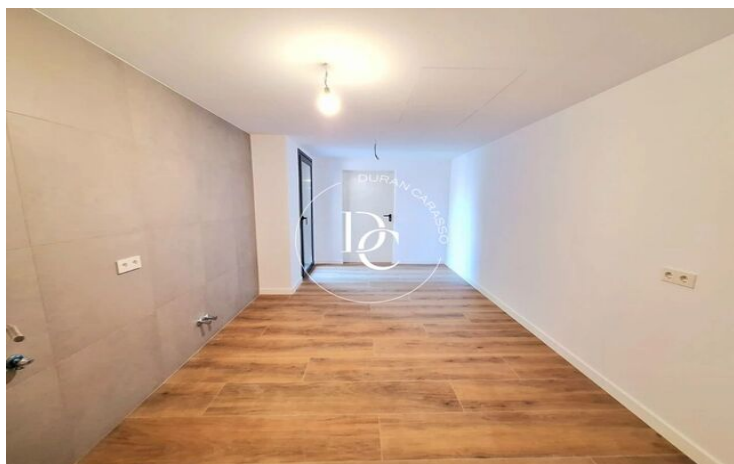
Aixirivall / Sant Julià de Lòria

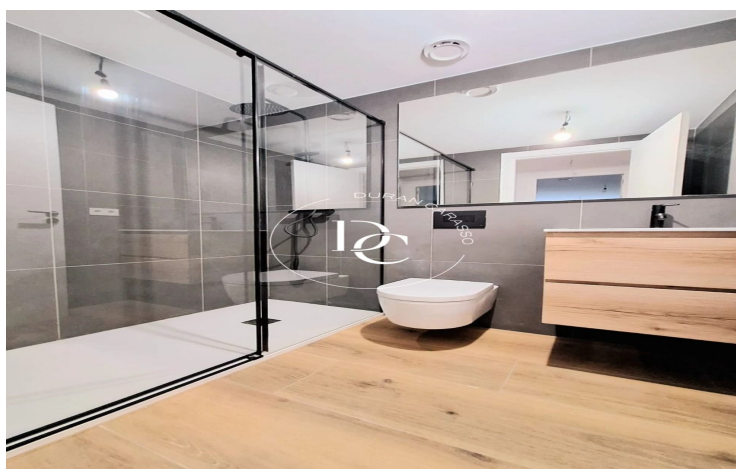
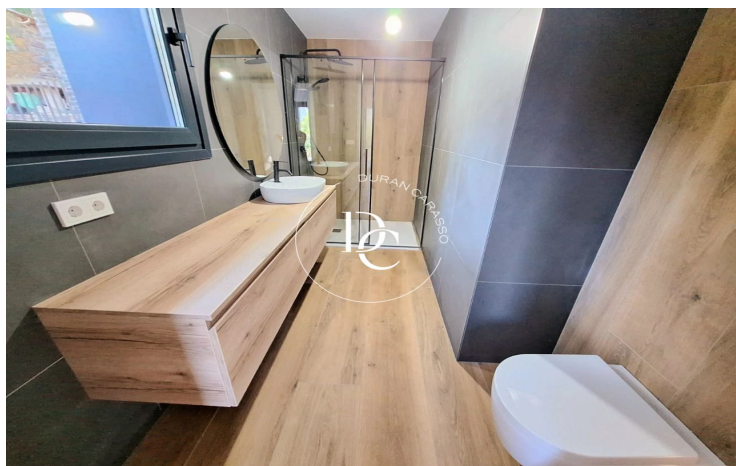
We present this elegant townhouse located in Aixirivall, Sant Julià de Lòria, designed to offer a high level of comfort and quality of life, with impressive views from each of its rooms. It is distributed over three levels; the spacious living-dining room, bright and welcoming, has direct access to a charming private double-level garden, ideal for enjoying the outdoors and contemplating the views from Fontaneda to Pic del Carroi. The modern and functional kitchen, with a large central island, is harmoniously integrated with the dining room, creating an ideal space for sharing family moments.

The house has 4 double bedrooms, two of them en suite with built-in wardrobes. Each room offers views and two of them have access to the outside onto large terraces. Among the outstanding features are the triple-glazed windows, which guarantee optimal insulation, as well as forced mechanical ventilation, hot and cold aerothermal systems and the provision for the installation of an elevator, ensuring accessibility to all floors. The large parking lot, with capacity for two cars at street level, adds comfort to daily life.

Located in Aixirivall, a well-connected village of Sant Julià, surrounded by nature and with charm, the property is just two minutes by car from all essential services: banks, shops, restaurants and schools, and at the same time has direct access to trails in the middle of nature and close to the Spanish-Andorran border. The spectacular panoramic views over the Andorran valleys are a true pleasure for the senses.

This charming enclave also houses historical treasures, such as the Romanesque church of Sant Pere, and offers various opportunities to practice sports, thanks to its proximity to Naturland. It is undoubtedly the ideal destination for those looking to connect with nature and enjoy outdoor activities all year round. With a mild climate and excellent sun exposure, this house represents an attractive option for those wishing to settle in the south of the Principality.





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