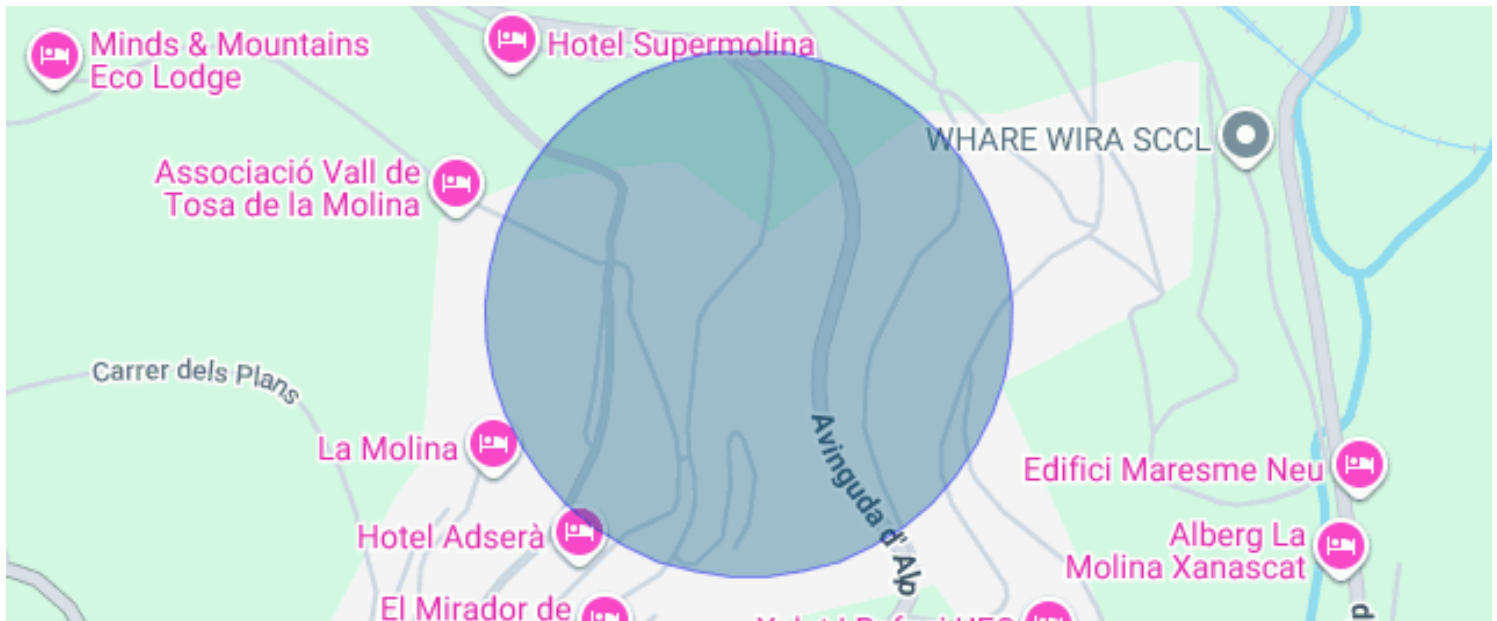




## A COSY FLAT IN AN EXCELLENT LOCATION

Alp / La Cerdanya

<b>Price</b>	<b>€275,000</b>	✓ Heating	✓ Mountain views
Sur. built	100 m <sup>2</sup>	✓ Lift	✓ Furnished
Sur. util	77 m <sup>2</sup>	✓ Fireplace	✓ Parking
Bedrooms	3	✓ Terrace	✓ Concierge
Bathrooms	2	✓ Balcony	✓ Built in closets
Energy classification	G	✓ Outside	
Energy performance index	510.00 kw h/m <sup>2</sup> year		
Emissions rating	G		
Emissions	124.00 co/m <sup>2</sup> year		
Floor	1		



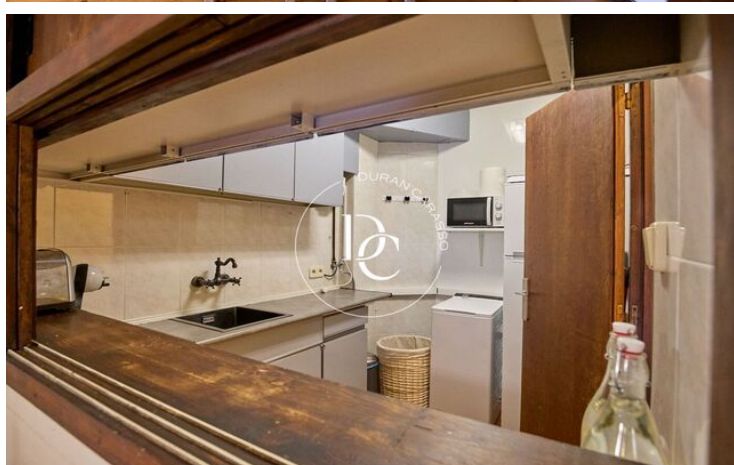
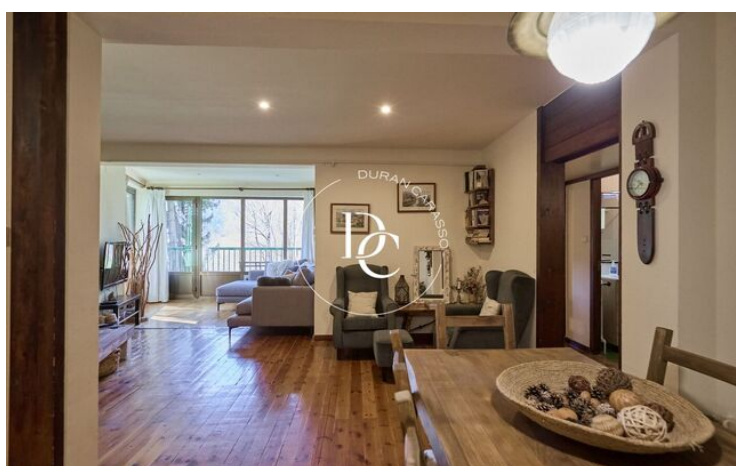
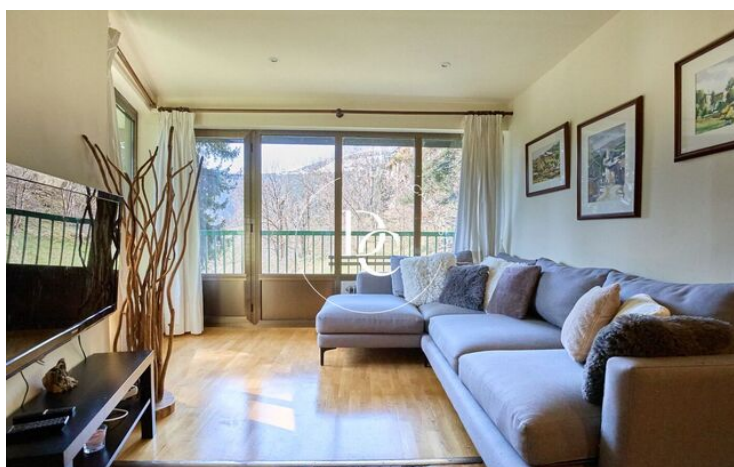
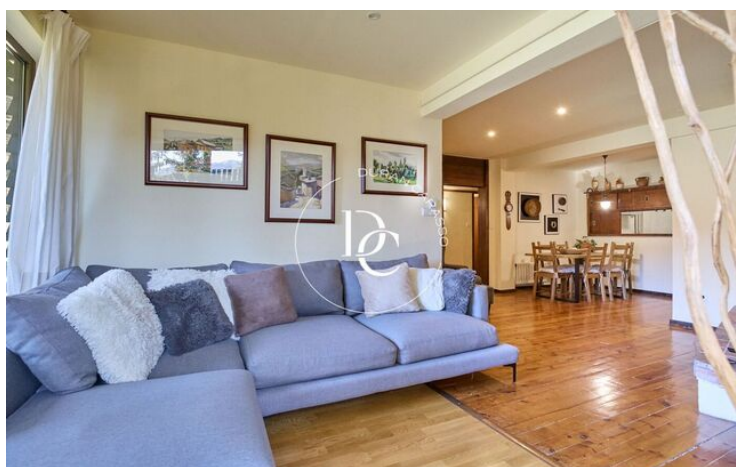
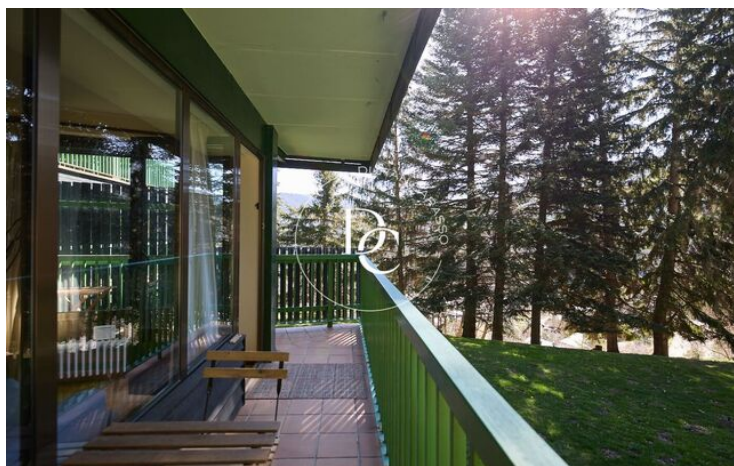
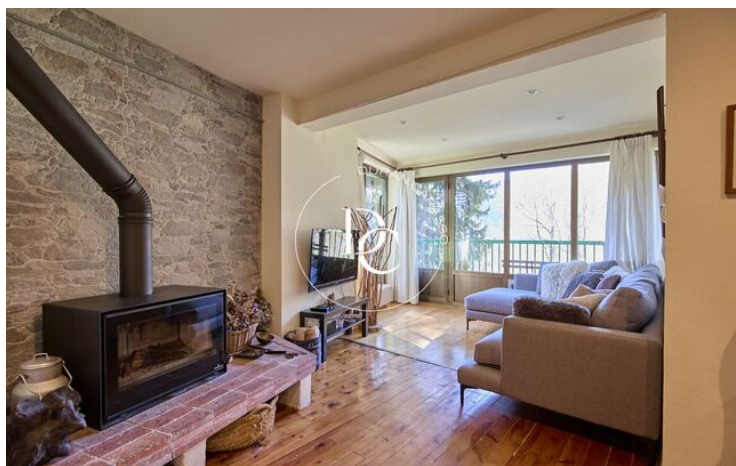
## Alp / La Cerdanya

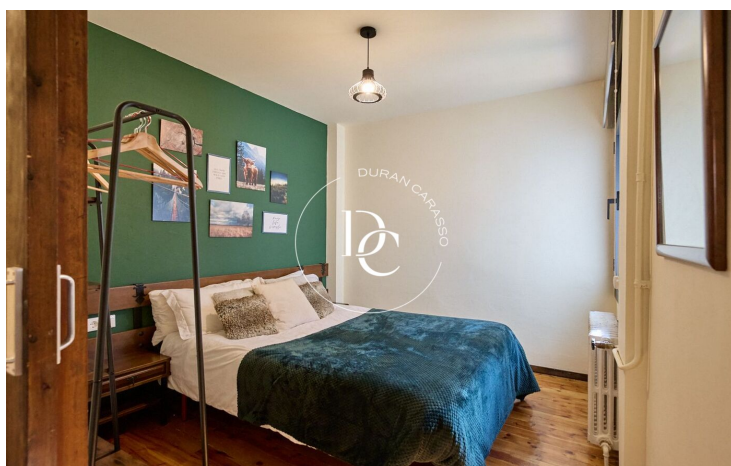
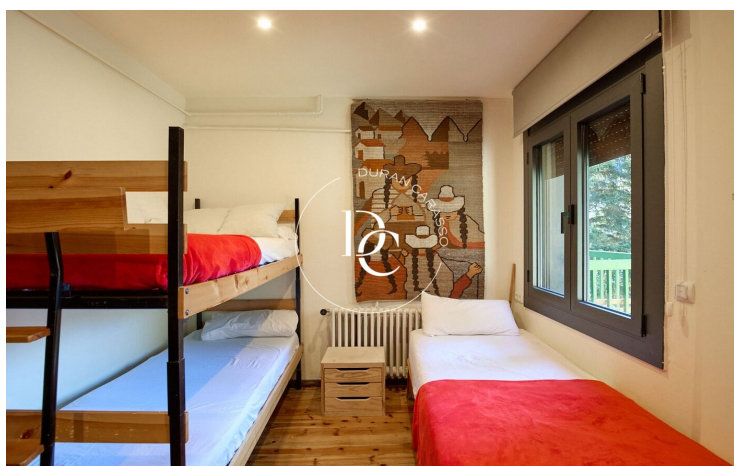
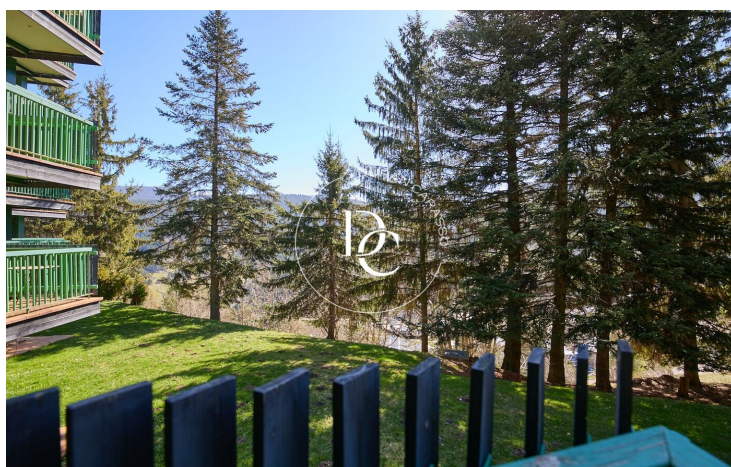
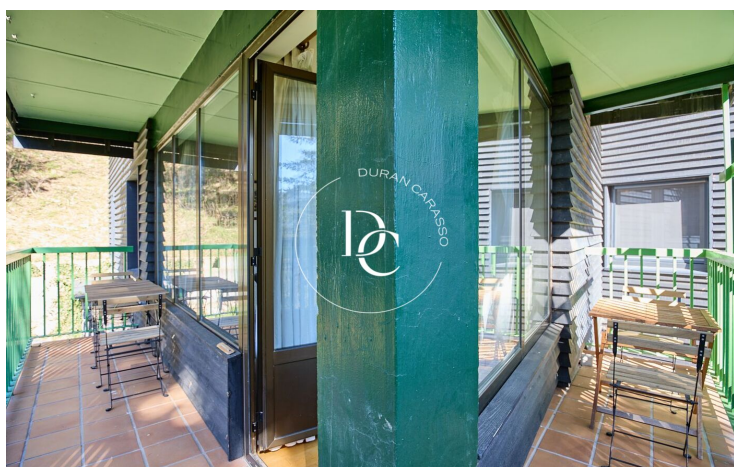
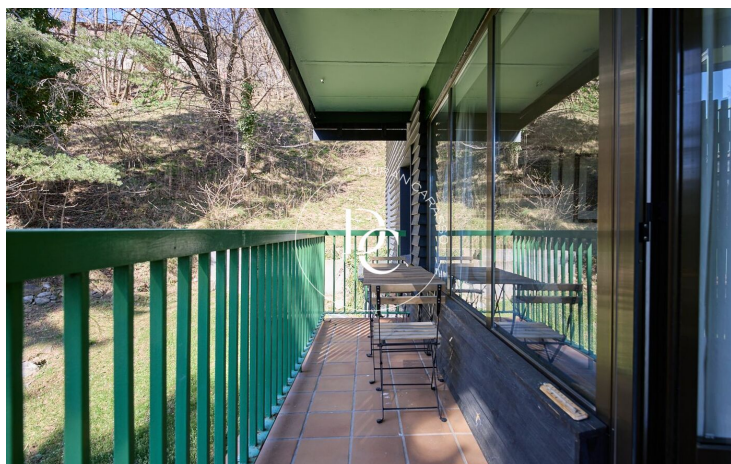
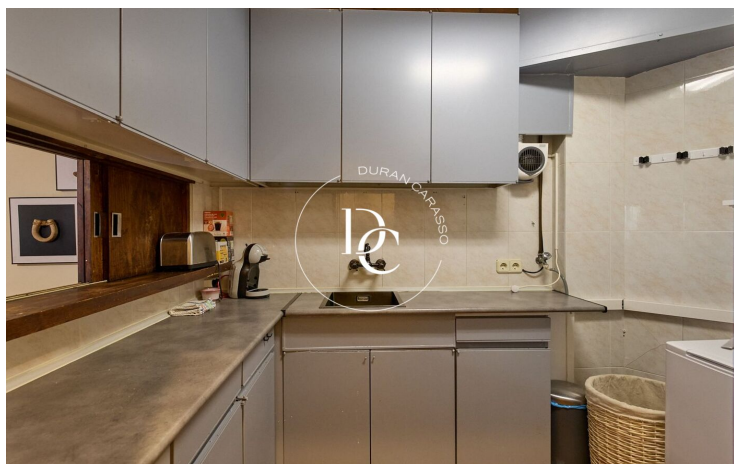
Durán Carasso presents this charming apartment located in an excellent area for mountain and ski enthusiasts, where comfort, tranquility, and access to nature come together. The living room stands out for its brightness and sunny orientation, which allows abundant natural light to enter throughout the day and creates a warm and welcoming atmosphere all year round. This space also features a cozy fireplace, ideal after a day in the snow, and provides direct access to a lovely terrace with mountain views. The terrace is perfect for relaxing, enjoying the scenery, and appreciating the calm presence of the fir trees in the garden.

The property includes three double bedrooms and two full bathrooms. It offers a comfortable and well-distributed living space, suitable for families or those seeking spaciousness.

The building includes a large communal area designed for leisure, with a ping pong room and several lounges for socializing, games, or relaxation. One of these rooms features a barbecue area that can be reserved for meals with family or friends and has direct access to the garden.

The property includes covered parking, and outdoor parking is also convenient. Its location, just minutes from the ski slopes, makes it an excellent option both as a permanent residence and as a holiday retreat.





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.