Durán Carasso
GRUPO INMOBILIARIO

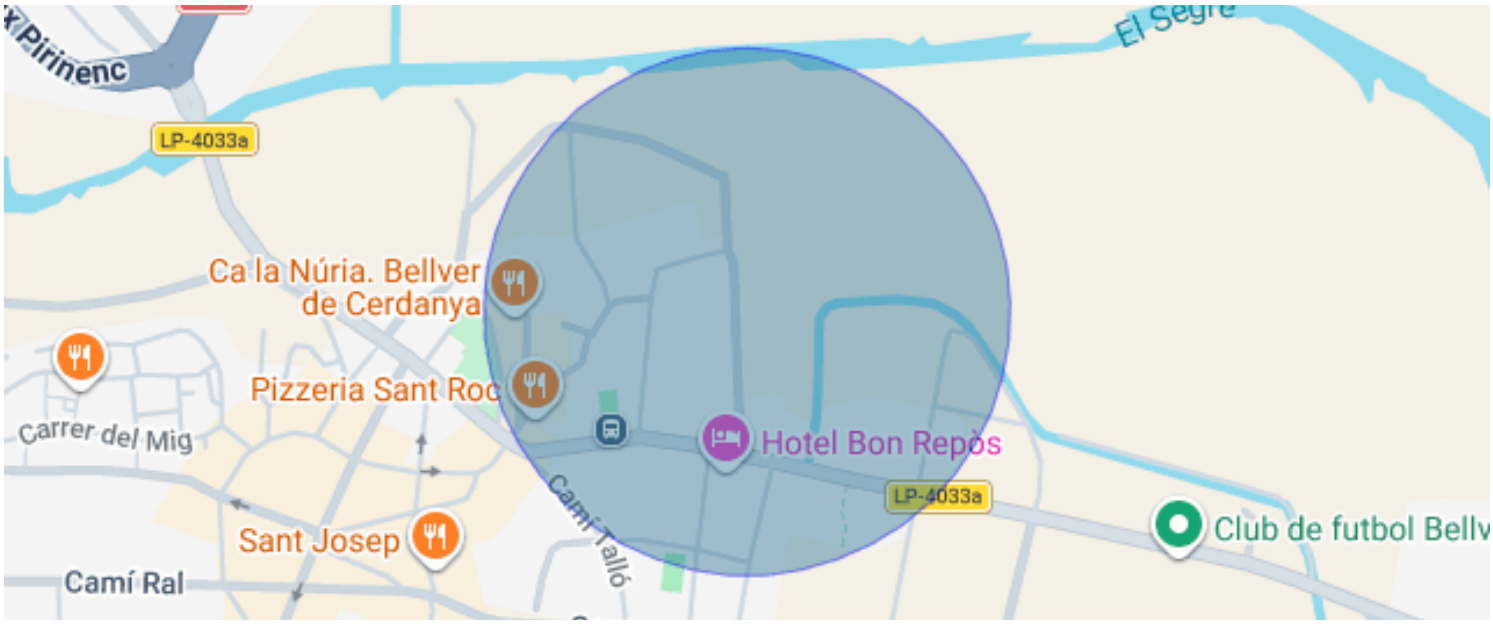


APARTMENT IN BELLVER DE CERDANYA

Bellver de Cerdanya / La Cerdanya

Price	€455,000
Sur. built	92 m²
Bedrooms	3
Bathrooms	2
Energy classification	A
Energy performance index	45.00 kw h/m² year
Emissions rating	A
Emissions	8.00 co/m² year
Year of construction	2024
Floor	1

- ✓ Heating
- ✓ Backyard
- ✓ Lift
- ✓ Terrace
- ✓ Mountain views
- ✓ Storage
- ✓ Parking



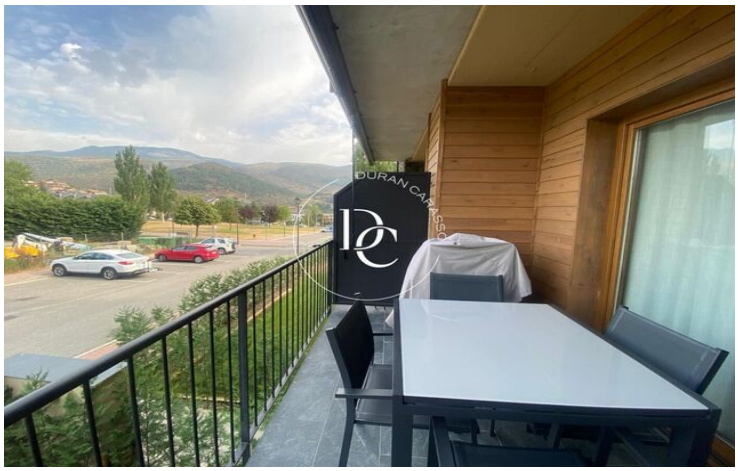
Bellver de Cerdanya / La Cerdanya

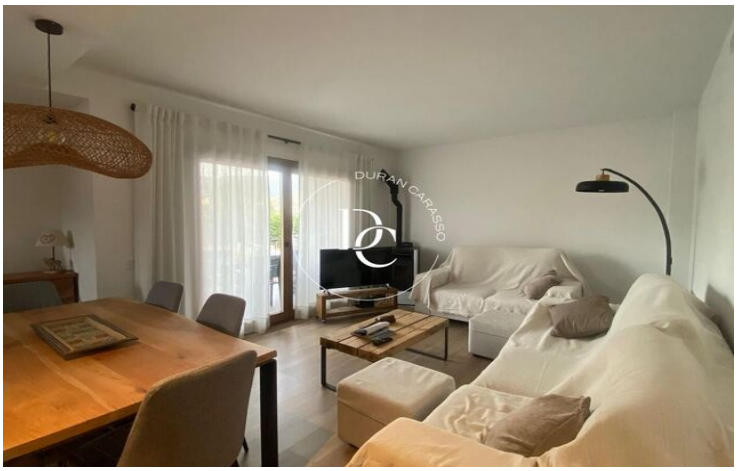
Durán Carasso presents this nearly new flat, which stands out for its excellent location in the lovely town of Bellver de Cerdanya. Situated just a stone's throw from the sports facilities, local shops and pleasant green spaces, it allows you to enjoy everyday life on foot, in complete comfort and without needing to use the car. The private residential complex also boasts a fantastic communal garden, which is the ideal spot for relaxing outdoors.

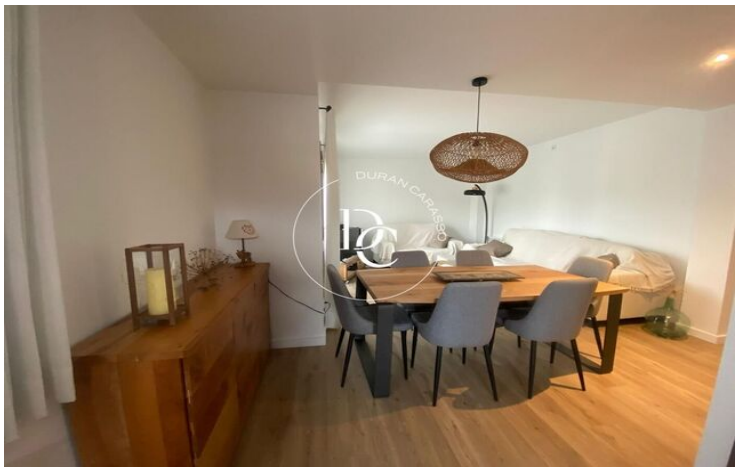
A cosy entrance hall leads into a bright living-dining room. This space opens directly onto a spacious terrace – the perfect spot to unwind and enjoy the fresh mountain air. The fitted kitchen optimises the layout and encourages the whole family to spend time together. Comfort and energy efficiency are guaranteed thanks to gas heating and an efficient aerothermal system for hot water.

The sleeping area is designed with the family's well-being in mind and offers three spacious double bedrooms. Among them is a magnificent en-suite bedroom. A second full bathroom serves the rest of the home; both are fitted with modern and functional shower trays.
For absolute convenience, the property includes an easily accessible parking space and a practical private storage room – an essential space for storing bicycles, skis and mountaineering equipment. The building has a lift, ensuring full accessibility.

A highly efficient, functional home in a prime location.





























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.

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