Durán Carasso
GRUPO INMOBILIARIO



BEAUTIFUL HOUSE FOR SALE IN LLÍVIA

Llívia / La Cerdanya

Price	€850,000
Sur. built	271 m²
Sur. util	218 m²
Bedrooms	5
Bathrooms	4
Plot	536 m²
Energy classification	Pending
Emissions rating	Pending
Year of construction	1975
Floor	bj

- ✓ Heating
- ✓ Backyard
- ✓ Balcony
- ✓ Outside
- ✓ Views
- ✓ Parking
- ✓ Built in closets



Llívia / La Cerdanya

Durán Carasso presents this beautiful detached house located in a quiet residential area in the heart of Llívia, a unique enclave full of charm in the Cerdanya region. Vive donde mereces vivir.

The property is set in a privileged natural environment, with a nearby river, a park, and several scenic trails ideal for walking and outdoor activities. A perfect place to relax and enjoy a peaceful lifestyle.

The house is distributed over the ground floor, where a cosy living room with a fireplace and a dining area with large windows overlook the garden, providing lovely views and abundant natural light. The kitchen, functional and well maintained, offers direct access to the garden, making it an ideal space to enjoy sunny days and the surroundings.

On this level, there is also a suite, a study, a guest toilet, and a spacious garage with direct access to the home, ensuring comfort and convenience.

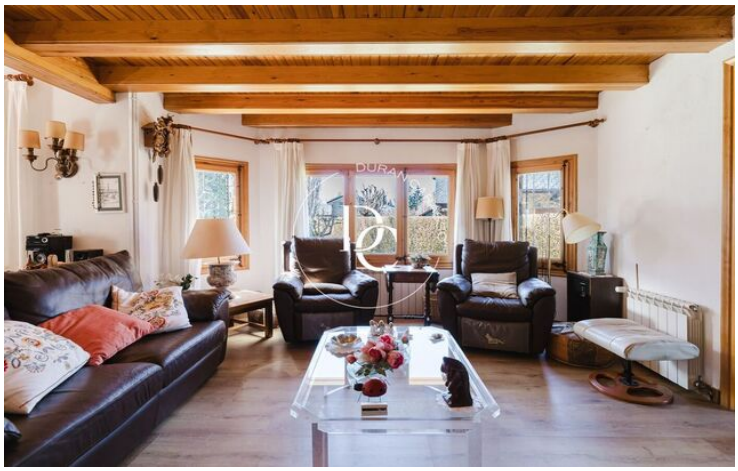
The first floor features a second suite with access to a balcony, along with two additional double bedrooms, one of them also with a balcony. This floor is completed by a practical laundry area and a full bathroom.

Llívia is uniquely surrounded entirely by French territory, making it a truly special location. This privileged position allows easy access to ski resorts in both the Spanish and French Cerdanya, making it an ideal year-round destination.

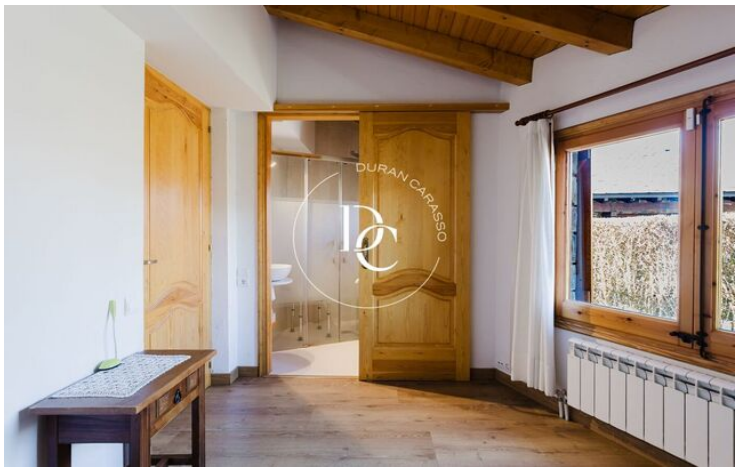
The town also offers rich cultural and architectural heritage, including the Llívia Municipal Museum, home to the oldest pharmacy in Europe, as well as its charming old town and the Church of Mare de Déu dels Àngels.

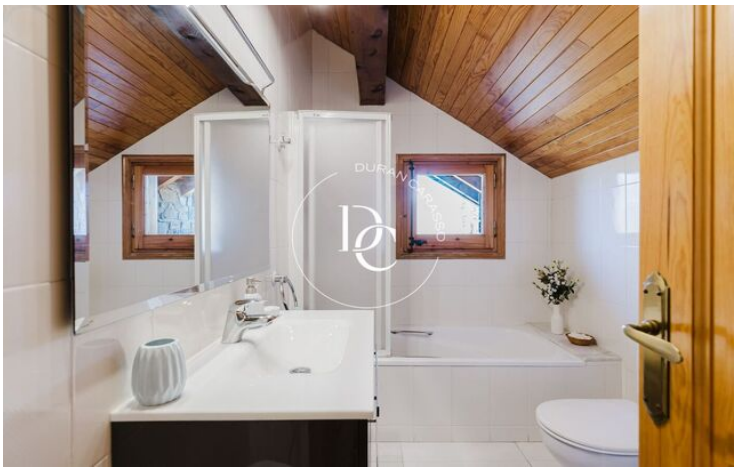




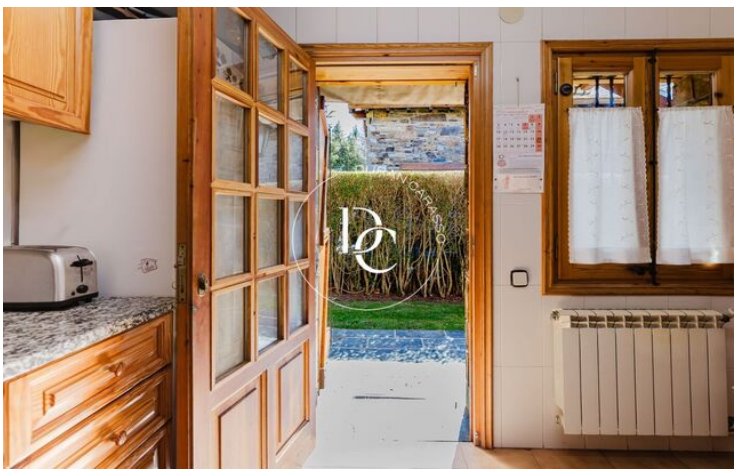


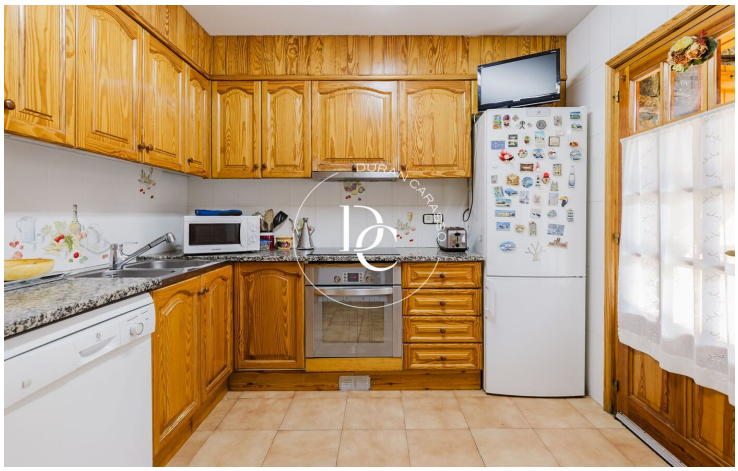


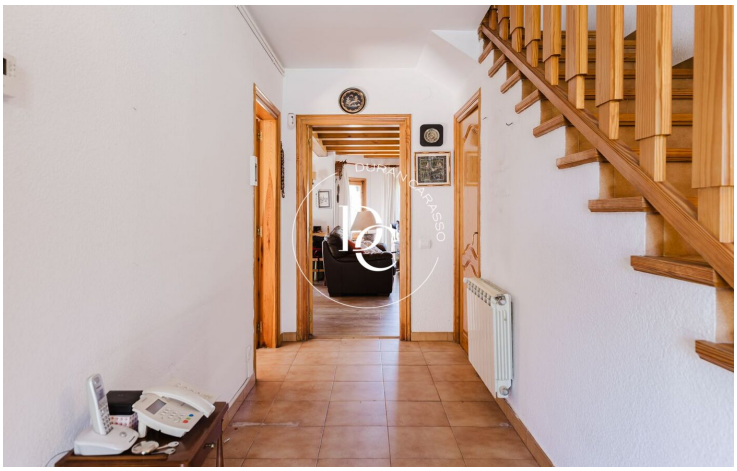












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Contact us if you want more information or to arrange a viewing.

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