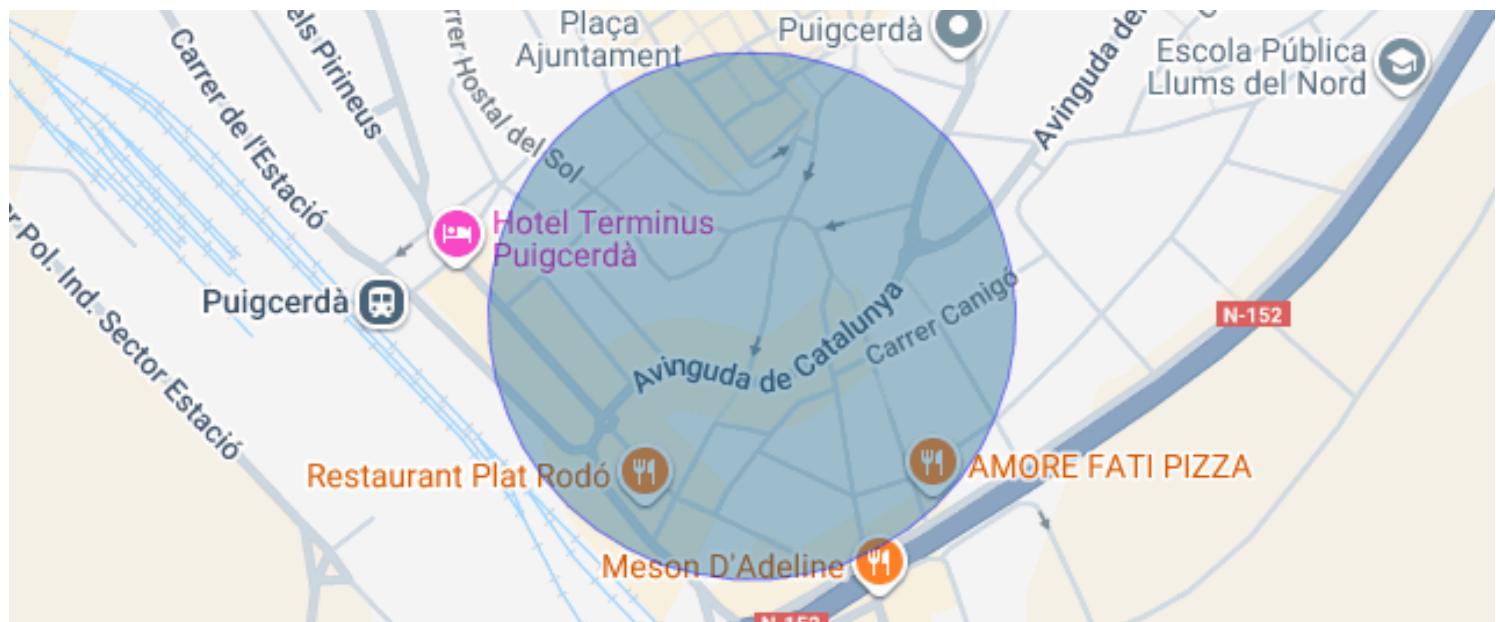




## SPACIOUS APARTMENT FOR SALE

Puigcerdà / La Cerdanya

<b>Price</b>	<b>€325,000</b>	<b>✓ Heating</b>	<b>✓ Views</b>
Sur. built	89 m <sup>2</sup>	<b>✓ Storage</b>	<b>✓ Fireplace</b>
Sur. util	77 m <sup>2</sup>	<b>✓ Parking</b>	<b>✓ Terrace</b>
Bedrooms	3	<b>✓ Built in closets</b>	<b>✓ Outside</b>
Bathrooms	2		
Energy classification	E		
Energy performance index	187.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	31.00 co/m <sup>2</sup> year		
Year of construction	1993		
Floor	1		
Actual floor	2		



## Puigcerdà / La Cerdanya

If you're looking for a spacious, bright apartment with all the comforts for your family or a second home... this could be your new place to live.

In one of the most desirable areas of Puigcerdà, you'll find this apartment that combines comfort, space, and natural light that accompanies you from sunrise to sunset.

The home is oriented towards two streets, allowing it to enjoy sunlight throughout the day, bringing warmth in winter and a pleasant brightness all year round.

The layout is designed for family living or for those seeking a second residence where they can truly feel at home.

It features three large bedrooms, one of them with an en-suite bathroom—ideal for offering privacy and comfort. The second full bathroom serves the rest of the home and is conveniently and accessibly located.

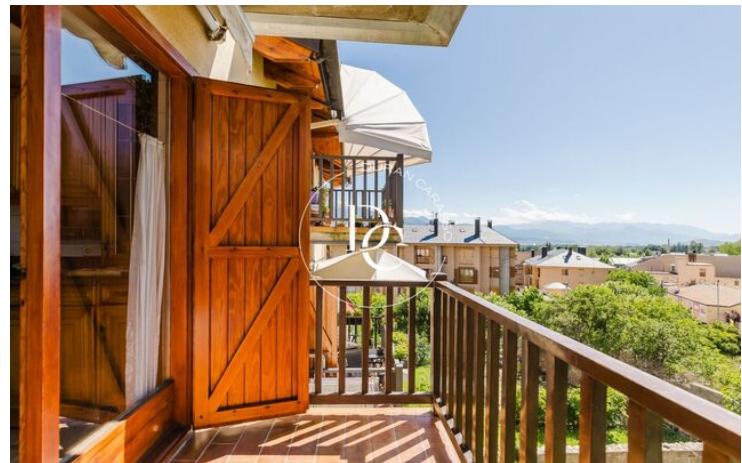
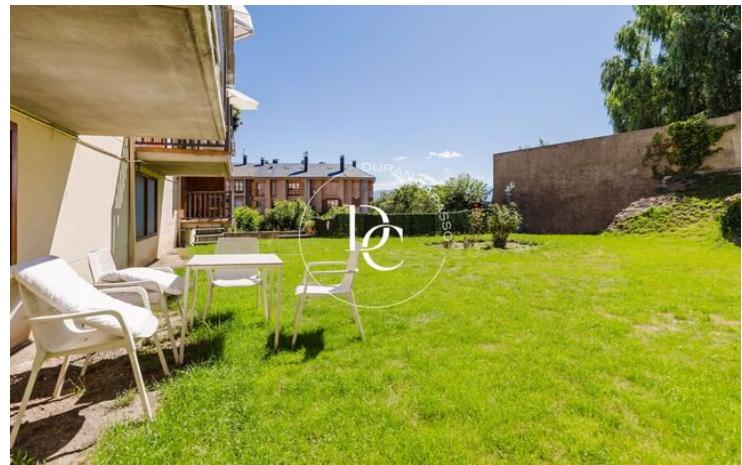
The office-style kitchen integrates cooking and dining spaces into a practical, welcoming environment. It has direct access to one of the two terraces, making daily life easier and turning it into the perfect spot for breakfast in the sun or a weekend aperitif.

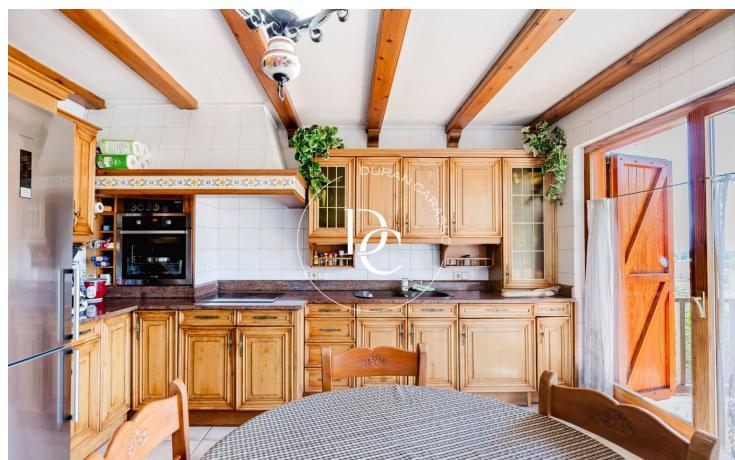
The living-dining room, centered around a fireplace, invites long winter afternoons in good company. From here, you access a second terrace that adds even more of a sense of outdoor space and connection to the surroundings.

As a bonus, the property includes a closed box-style garage with space for two cars. Just above the garage is a private 30m<sup>2</sup> storage room, ideal for seasonal items, sports equipment, or even for creating a multipurpose space.

The well-maintained and quiet community features a garden, enhancing the sense of well-being that permeates the entire property. This is a unique opportunity for those seeking a more comfortable life, surrounded by light, nature, and quality in every detail.

If you're looking for a home in Puigcerdà where you can truly feel at ease, this might be the start of...





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.