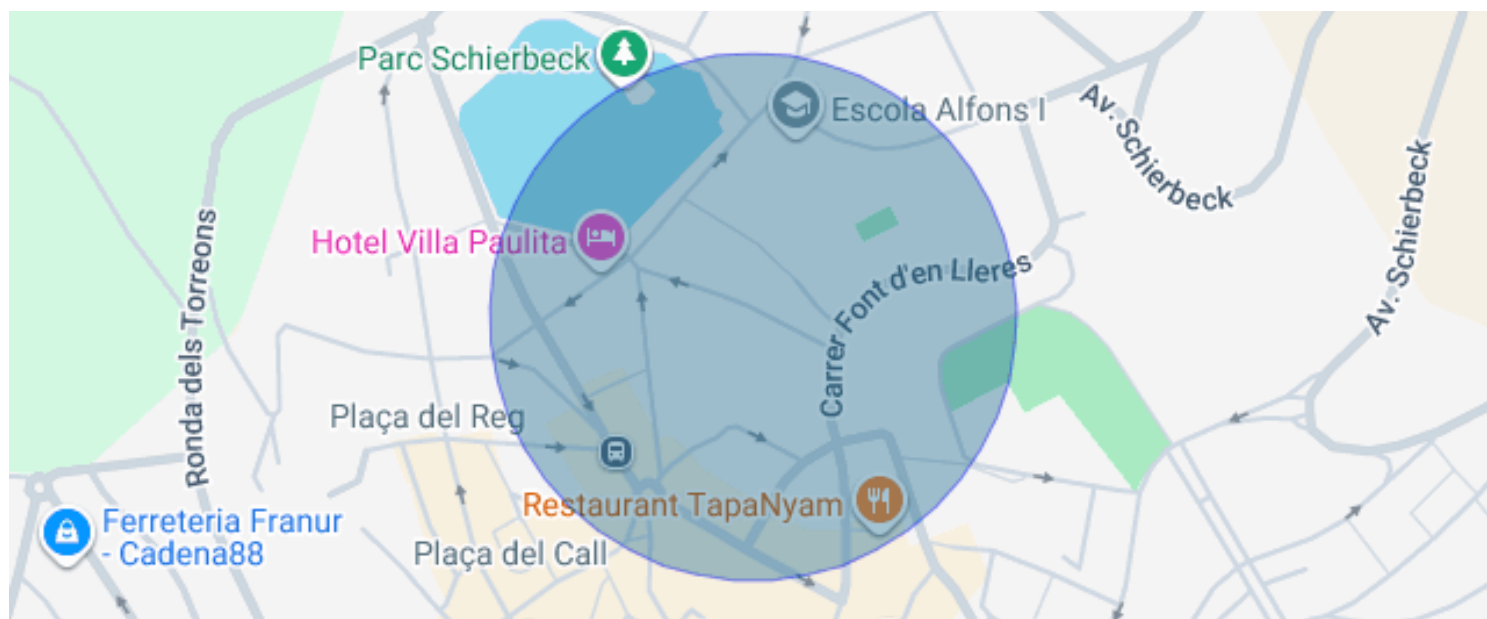




## FLAT WITH VIEWS FOR SALE IN PUIGCERDÀ

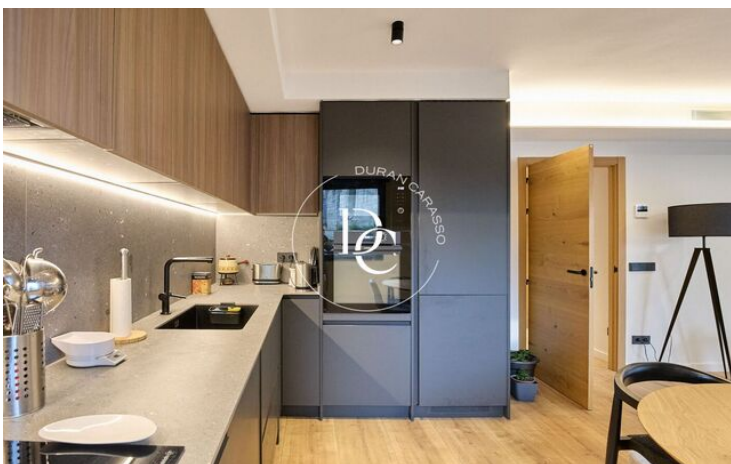
Puigcerdà / La Cerdanya

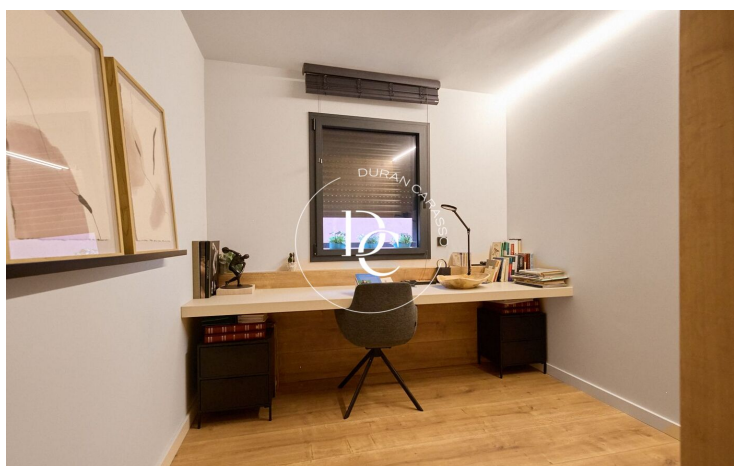
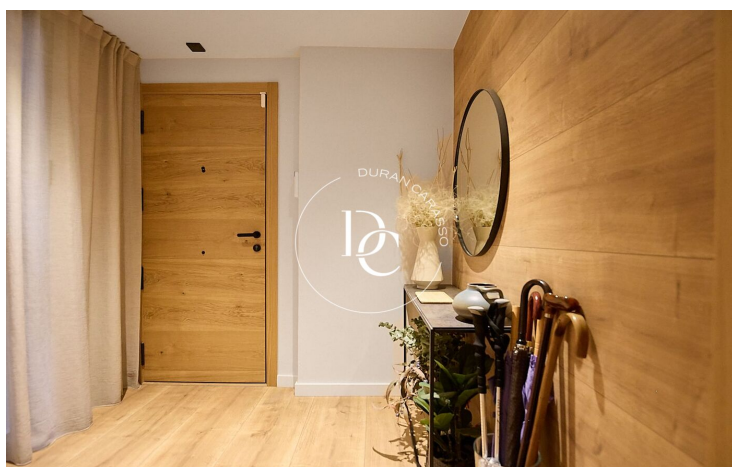
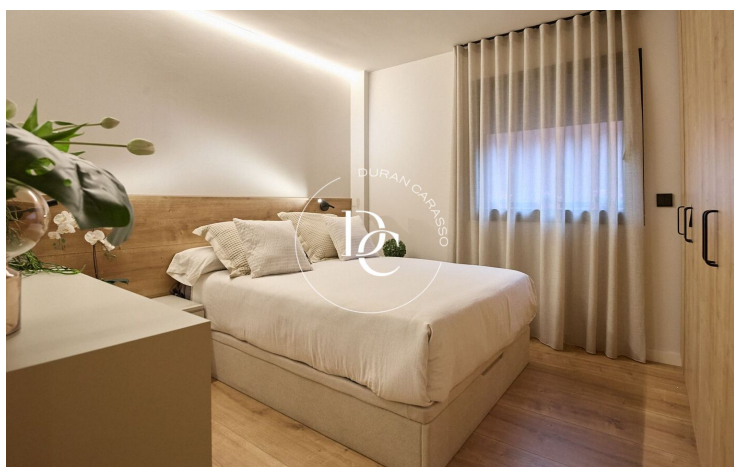
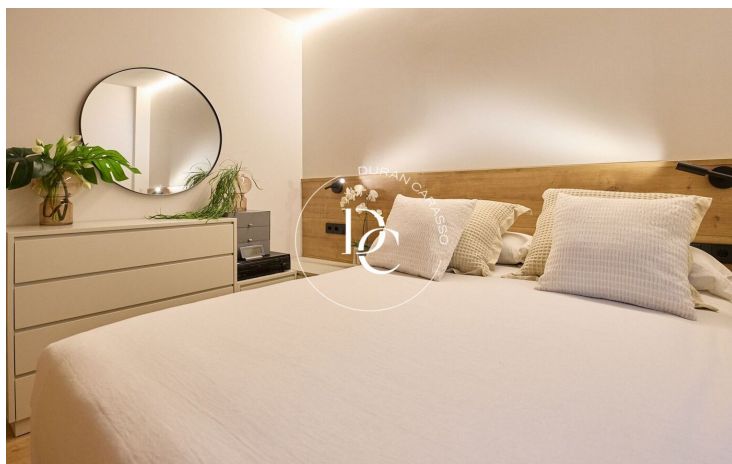
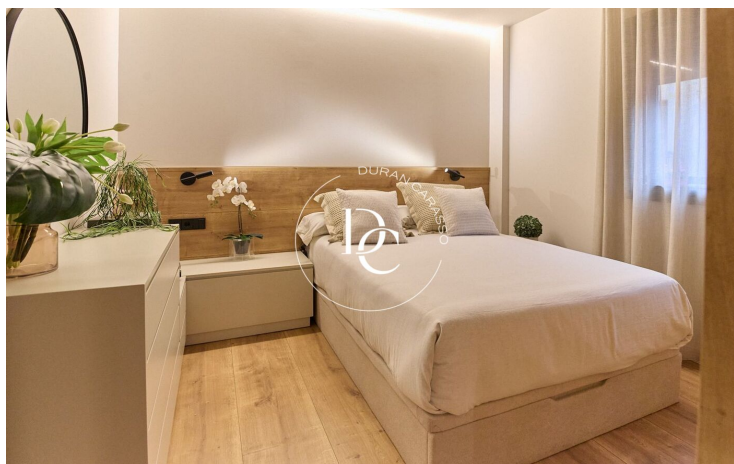
<b>Price</b>	<b>€512,000</b>	✓ Heating	✓ Mountain views
Sur. built	94 m <sup>2</sup>	✓ Storage	✓ Lift
Bedrooms	3	✓ Furnished	✓ Fireplace
Bathrooms	2	✓ Parking	✓ Balcony
Energy classification	A	✓ Built in closets	✓ Outside
Energy performance index	42.00 kw h/m <sup>2</sup> year		
Emissions rating	A		
Emissions	8.00 co/m <sup>2</sup> year		
Year of construction	2024		
Floor	2		



## Puigcerdà / La Cerdanya

A fantastic flat situated in the heart of the region's capital, in an unbeatable location, just a few metres from the shopping centre and surrounded by all amenities. The property stands out for its excellent layout, which perfectly separates the living area from the sleeping area. Upon entering, a spacious entrance hall welcomes you and leads to a bright living room with direct access to the balcony, offering unobstructed views. The kitchen is fully integrated into the living room, creating an ideal space for family gatherings and everyday life. In the sleeping area, the property features three bedrooms: a magnificent en-suite bedroom, a second double bedroom and a third single bedroom. The flat is completed by a second, fully functional bathroom for the rest of the family and guests. The building has a lift, offering maximum convenience at all times, connecting directly to the basement level, where there is a parking space that is convenient and easy to use. It also stands out for its aerothermal heating and cooling system, high-quality window and door frames, and a pellet-burning fireplace, offering an energy-efficient and sustainable solution. A unique opportunity to live in the city centre with all the comforts of design, space and accessibility.





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.