



## LUXURY NEW BUILD WITH VIEWS FOR SALE IN SISPONY

Sispony / La Massana

Price from

€3,800,000

Surface

547 m<sup>2</sup> - 571 m<sup>2</sup>

Units

3

✓ Air conditioning

✓ Views

✓ Fireplace

✓ Terrace

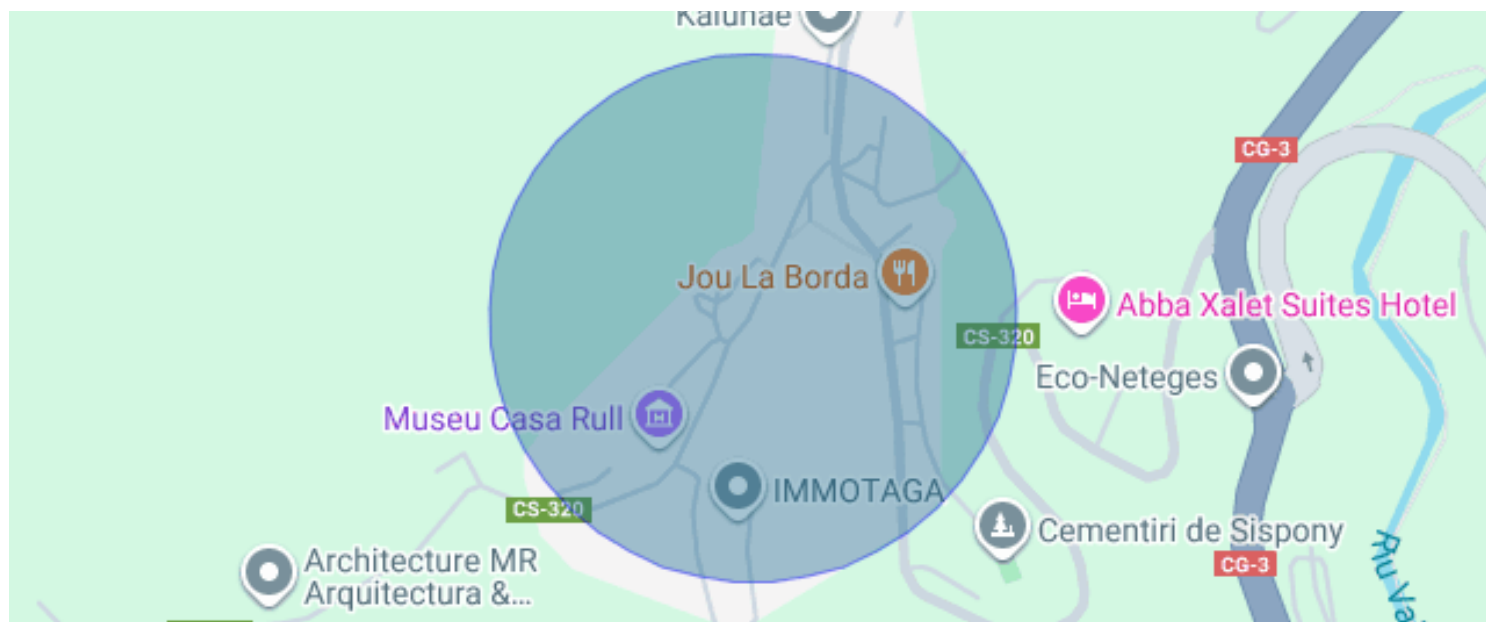
✓ Outside

✓ Heating

✓ Lift

✓ Parking

✓ Balcony



## Sispony / La Massana

Three beautiful new-build houses located in the historic centre of Sispony.

Las Llars de la Font are three cosy new-build houses located in the centre of the village of Sispony, in La Massana. Located on the main street and very close to the Casa Rull Museum and the church of Sant Joan, they have facades made with natural materials such as stone, wood and slate, very much in keeping with the traditional Andorran bordas and in harmony with the surrounding tobacco fields.

From the houses you can enjoy the mountain landscapes and black pine forests.

Las Llars de la Font is distributed in 3 elegant houses designed to be energy efficient and built with the aim of minimising the environmental impact. The houses have a rainwater reuse system and hot water production using a highly efficient aerothermal system. They make the most of natural light and are completely insulated from outside noise, achieving an A energy rating.

Each house has a constructed area of 559m<sup>2</sup> in Cal Tallareta, 571m<sup>2</sup> in Cal Rossinyol and 547m<sup>2</sup> in Cal Blauet, which includes two terraces of over 100m<sup>2</sup> and shares a garden of 384m<sup>2</sup> with the other two.

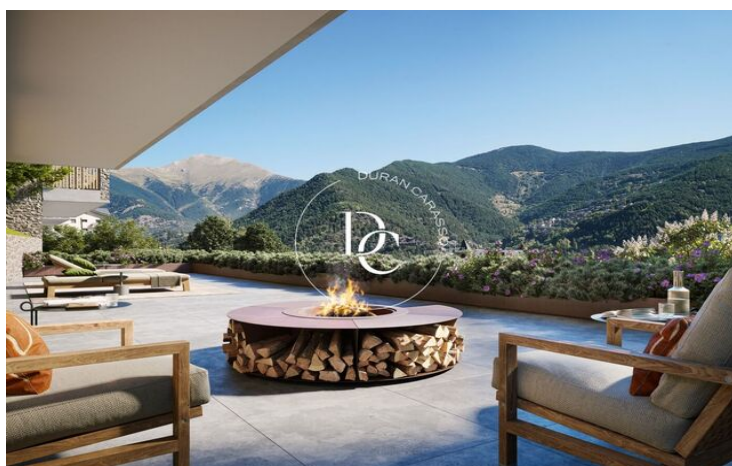
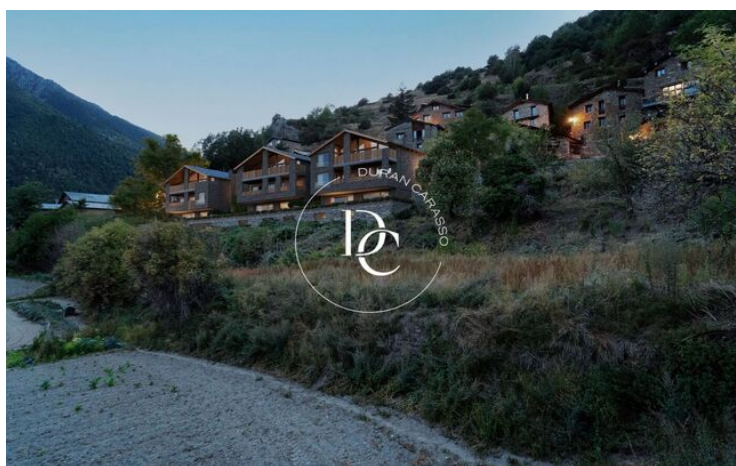
Each house is divided into 3 floors and a basement, connected by a lift. On the first floor, there is a spacious living-dining room with a fully equipped designer American kitchen. It also has a guest toilet. The lower floor consists of 3 large double bedrooms, all en suite, with built-in wardrobes and access to the terrace, and the lower floor has two options to choose from: a Master suite with dressing room and full bathroom with spa area, or a suite with dressing room with full bathroom and a multipurpose room, always with access to the terrace. On the same floor you can find the laundry area, and finally the garage for 4 cars and storage room.

We are at your disposal for any more detailed information you may wish to receive.

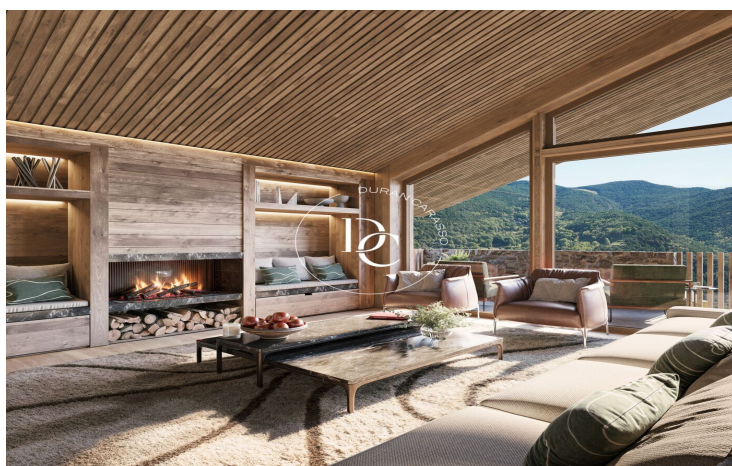
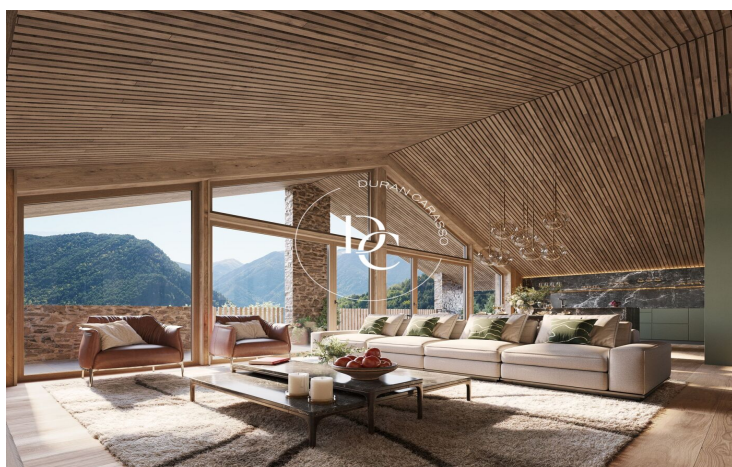
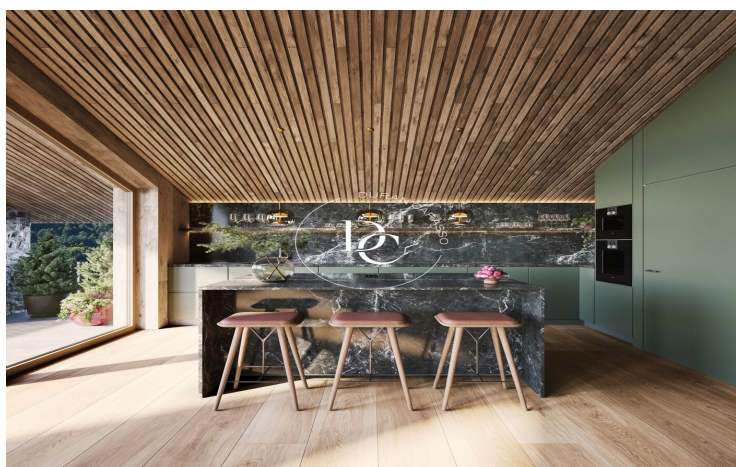
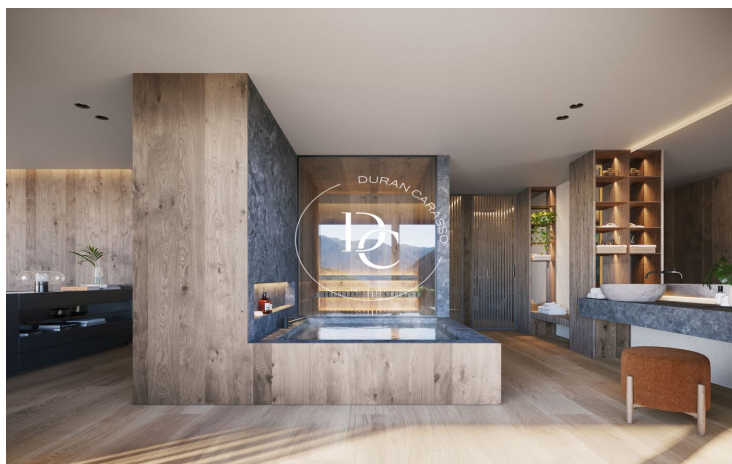
Units in this development

Type	Unit	Surface	Terrace	Bedrooms	Bathrooms	Price	State
House	CASA A	m <sup>2</sup> 571	m <sup>2</sup> 153	5	6	€3,900,000	Available
House	CASA B	m <sup>2</sup> 547	m <sup>2</sup> 116	5	6	€3,800,000	Available
House	CASA C	m <sup>2</sup> 559	m <sup>2</sup> 105	5	6	€3,850,000	Available









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

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