REF.:522

Andorra | Sotheby's INTERNATIONAL REALTY

Rural House for sale in Os de Civis

Andorra - Os de Civis

Superficie	Habitaciones	Baños	Precio
811 m^2	5	3	Consultar €

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad

Andorra Sotheby's International Realty
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra
Tel: +376 872 222 · Email: info@sir.ad

REF.:522

Andorra | Sotheby's INTERNATIONAL REALTY

Rural House for sale in Os de Civis

Andorra - Os de Civis

Superficie	Habitaciones	Baños	Precio
811 m^2	5	3	Consultar €

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad

This beautiful mountain house to buy is located in Os de Civís, belonging to the municipality of Les Valls de Valira, Alt Urgell region. Located in the vicinity of Andorra. The town is located just 8km from Sant Juliá de Lòria (Andorra) and 23km from La Seu d'Urgell (Lleida). Os de Civís is one of the most beautiful and best-preserved towns in the Pyrenees, which is why medieval houses can still be seen there. In addition, from the village you can reach the Romanesque church of Sant Pere and Santa Margarida, which used to be a castle. The property is registered as a Hostel-Restaurant although it currently serves as a home. The property has a total constructed area of 811 m² divided into two buildings and a large plot of 2,158 m², fully fenced. The first building consists of three floors of 222 m² each, plus an attic of 20 m² and two lofts, one of 51.90m2 and another of 25m2. The house has double insulation (thermal and acoustic), in all the walls and the roof. The second annex building has an area of 125 m². This partially renovated, insulated and with new flooring. On the ground floor is the garage, which can accommodate four cars, a DIY workshop, a laundry room and a fantastic wine cellar. Both the laundry room and the cellar have independent, exterior exits that lead directly to a terrace bordering the river. The first floor is completely renovated. It can be accessed through a large hall both internally and from the garden. This floor consists of a large 55 m² completely outdoor living room with a fireplace with heat recovery, a spacious fully equipped kitchen, a courtesy service and two en-suite bedrooms, one of them with a large dressing room. The second floor is diaphanous. It consists of a large space of 160 m², all of it with a wooden loft of 51.90 m². In the same flat there is an apartment with both interior and exterior and independent entrance. This apartment has an area of 60 m², with a fully equipped kitchen, living room with fireplace, two bedrooms, full bathroom and laundry room. The apartment also has a 20m2 attic composed of a room of 11.30m2, with two wardrobes of 4.5m2 and 4.20m2 and a loft of 25m2. One of the attractions of this town, as we mentioned above, is the location, just 28km away is the "Club de Golf Aravell" and 68km away is the important "Real Club de Golf de la Cerdanya" (Puigcerdà). This exclusive location favors the flow of tourism throughout the year (large influx of Andorran, Spanish, French, Dutch and German public, among others). The eminently touristic character of Os de Civís attracts various types of public, both fishermen, hunters, hikers, cyclists (mountain lovers in general) and a more exclusive public that organizes gatherings of motorbikes, classic cars, etc. Recreational activities are not limited to summer, quite the opposite: A few kilometers from Os de Civís we find numerous ski slopes (Spanish, French and Andorran). We can highlight La Molina, Masella, Porté Puymorens, Els Angles, Font Romeu, Grandvalira, etc. Os de Civís gives you the possibility to enjoy all the benefits of nature without leaving aside the comforts and luxuries of city life.

Características

- Terrassa
- Balcó
- Calefacció
- Parking
- Jardí
- Vistes a la muntanya
- Transport públic aprop
- Vistes ciutat
- Llar de foc
- Zona verda
- Parking porta automàtica
- Visibilitat

REF.:522

Andorra | Sotheby's INTERNATIONAL REALTY

Rural House for sale in Os de Civis

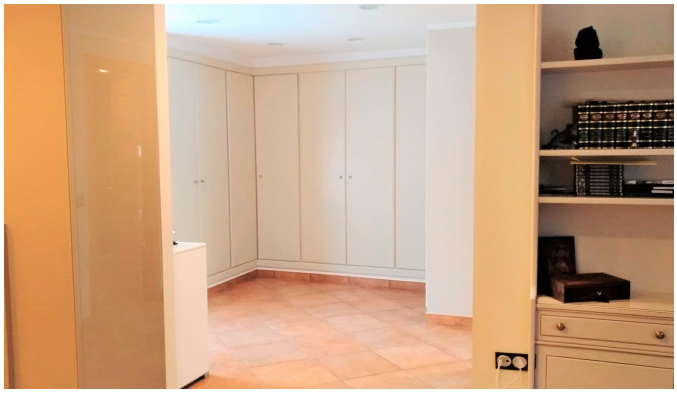
Andorra - Os de Civis

Superficie	Habitaciones	Baños	Precio
811 m^2	5	3	Consultar €

Contáctenos para recibir más información o solicitar una visita

+376 872 222

info@sir.ad



Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. Each Sotheby's International Realty® office is independently owned and operated.

Andorra Sotheby's International Realty
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra
Tel: +376 872 222 · Email: info@sir.ad

www.andorra-sothebysrealty.com