

REF.:6349

Andorra | Sotheby's  
INTERNATIONAL REALTY

# Newly built chalet for sale in Sispony, La Massana

Andorra - Sispony

Superficie	Habitaciones	Baños	Precio
<b>547 m<sup>2</sup></b>	<b>4</b>	<b>4</b>	<b>3.800.000 €</b>

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+376 872 222

info@sir.ad



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Discover "Les Llars de la Font", a residential development located in the heart of the historic centre of Sispony, Andorra. This exclusive offer includes three elegant newly built homes that harmonize contemporary luxury with the rich traditions of the Pyrenees. With spacious rooms filled with natural light and panoramic views, the interiors have been carefully designed using selected local materials to ensure an authentic connection with the surroundings. The homes are set in front of lush green tobacco fields, with the Sant Joan bell tower as a backdrop, in one of the sunniest areas in the valley. Residents can enjoy spectacular views of Pic del Casamanya, along with exquisite comfort and design. Each house is distributed across four floors. This particular one, with 547 m<sup>2</sup> built, offers 310 m<sup>2</sup> of usable space, 116 m<sup>2</sup> of terraces, and a shared garden of 384 m<sup>2</sup>. The ground floor features a cozy living-dining room with fireplace and terrace access, and an open-plan kitchen fitted with top-tier appliances including an induction hob, steam oven, and American-style fridge, as well as a guest toilet. Floor -1 hosts three en-suite bedrooms with access to a terrace. Floor -2 offers two optional master suites, each with a walk-in closet and private bathroom, both with terraces. All bathrooms include anti-fog mirrors and electric towel warmers. Finally, floor -3 is dedicated to a spacious garage for four cars, pre-installation for electric vehicle charging, a bike rack with charging point, and ski storage. A silent four-person lift connects all levels. Finishes reflect top-tier quality, with local natural stone facades, oak wood flooring, and porcelain tiling in the stairs and bathrooms. A comprehensive Smart Home system includes LED lighting, aerothermal energy, underfloor heating, and a water reuse system for exceptional sustainability. Don't miss this unbeatable opportunity to live in a project that perfectly blends comfort, design, and tradition in the heart of the Pyrenees.

## Características

- ✓ Armaris encastrats
- ✓ Terrassa
- ✓ Ascensor
- ✓ Zona verda
- ✓ Parking porta automàtica
- ✓ sòl radiant
- ✓ Sauna
- ✓ Carregador cotxe el.lèctric
- ✓ Guarda Esquis
- ✓ Assolellat
- ✓ Calefacció
- ✓ Alarma
- ✓ Aigua calenta
- ✓ Parking cobert
- ✓ Parquet
- ✓ Parking tipus box
- ✓ Triple vidre
- ✓ Parket ceràmic
- ✓ Jardí
- ✓ Vistes a la muntanya
- ✓ Electrodomestics
- ✓ Il.luminació LED
- ✓ Llar de foc
- ✓ Domòtica
- ✓ Safareig

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