

REF.:6366

Andorra | Sotheby's
INTERNATIONAL REALTY

Exquisite chalet to buy in Anyós

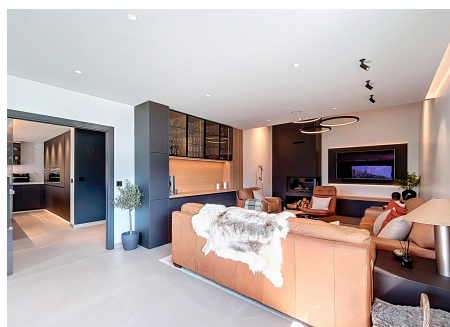
Andorra - Anyós

Superficie	Habitaciones	Baños	Precio
488 m ²	5	4	4.000.000 €

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información o solicitar una visita

+376 872 222

info@sir.ad



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This exclusive chalet in Anyós combines elegance and comfort in a privileged setting. With 488m² of constructed area, its six-floor structure, or split levels, facilitate a functional and welcoming distribution. On the ground floor, a spacious and cozy entrance hall welcomes you, and one level down, you access an independent kitchen with an exit to the terrace, perfect for gatherings and socializing, with inspiring views. The kitchen features luxury German-engineered Eggersman cabinetry and armoires, emphasizing quality and design. Adjacent to it, the living-dining room, featuring a fireplace and large windows, offers breathtaking views that flood the space with natural light and serenity. On the next level, slightly below, there is a suite with a dressing room, a separate walk-in closet, and a complete bathroom with a shower, providing a space of relaxation and privacy, along with a courtesy service that adds convenience. Further down, a lounge opens onto the garden, creating a tranquil atmosphere of peace and harmony. This level also includes a wine cellar, fully insulated and equipped with climatization, ideal for wine storage. Additionally, there's a versatile multi-purpose room and a study with garden views, perfect for work or study in a serene environment. Below this floor, a large open area houses a gym, a game room, the TV room, and the laundry, offering versatile spaces ideal for family leisure. The upper floor of the entrance hall hosts the luxurious master suite, with generous space, large views, and a full bathroom with a bathtub, as well as a spacious wardrobe area. This same floor also features a comfortable double bedroom and a bathroom with a shower. Finally, on the attic floor, there are two spacious double bedrooms sharing a full bathroom with a shower. The garage, located next to the entrance hall at street level, has capacity for two cars. Facing southwest with afternoon sun, the chalet is highly energy-efficient, equipped with a full solar panel installation, aerothermal heating throughout, and underfloor heating across the entire property. A sophisticated domotic system allows seamless control of all lighting, shades, underfloor heating, music, and camera installations via your phone. The house is protected by a sensitive fire and water alarm system that alerts homeowners directly should any issues arise. This residence perfectly combines design, functionality, and a unique location in Anyós with top-tier amenities for comfort and security.

Características

- | | | |
|----------------------|----------------------|-------------------------|
| ✓ sòl radiant | ✓ Llar de foc | ✓ Parking tipus box |
| ✓ Portes corredisses | ✓ Domòtica | ✓ Triple vidre |
| ✓ Safareig | ✓ Despatx | ✓ Armaris encastats |
| ✓ Assolellat | ✓ Finestres Abatents | ✓ Finestres tipus Velux |
| ✓ Terrassa | ✓ Aire condicionat | ✓ Calefacció |
| ✓ Parking | ✓ Jardí | ✓ Vistes a la muntanya |
| ✓ Vistes ciutat | ✓ Zona verda | ✓ Cinema room |
| ✓ Il.luminació LED | ✓ Gimnàs | |

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