

REF.:6485

Andorra | Sotheby's  
INTERNATIONAL REALTY

## Exclusive ground-floor apartment with garden for sale in Ordino

Andorra - Ordino

Superficie	Habitaciones	Baños	Precio
<b>112 m<sup>2</sup></b>	<b>3</b>	<b>2</b>	<b>950.000 €</b>

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 +376 872 222

 info@sir.ad



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This attractive ground-floor apartment is located in the picturesque and highly valued village of Ordino, one of the most appreciated residential enclaves in Andorra. The property stands out for its harmonious combination of a spacious and comfortable interior with an excellent private outdoor area. The home offers 112 m<sup>2</sup> of interior space and is complemented by a magnificent private garden of approximately 136 m<sup>2</sup> in L-shape, enjoying optimal sunlight orientation. This outdoor space provides an ideal environment to enjoy relaxing moments outdoors or to share time with family and friends. The garden also includes a practical outdoor shed perfect for storage, while the terrace is equipped with an electric awning, offering shade and added comfort during the sunniest hours. Inside, the apartment features a functional and balanced layout, with three bedrooms and two bathrooms, as well as a large, bright living-dining room that receives plenty of natural light. The independent kitchen is spacious and has room for a laundry area. The property has recently been painted and has incorporated improvements such as dimmable lighting, contributing to a modern, warm, and welcoming atmosphere. One of the most notable aspects of this home is its direct access to the garden from the ground floor, allowing you to enjoy the feeling of living in a house with a garden without giving up the convenience of an apartment. The property also includes a double parking space in-line and a storage room, elements highly valued in the Andorran real estate market. Located just a few minutes walk from schools, children's parks, gyms, supermarkets, restaurants, and all essential daily services, the residential complex also offers several communal areas, including a full-size football pitch, a basketball court, and a children's park. In summary, this is an excellent opportunity to acquire a spacious, bright home with a generous private garden in one of Andorra's most charming villages, offering a high quality of life and character.

## Características

- ✓ Safareig
- ✓ Ascensor adaptat cadira de rodes
- ✓ Assolellat
- ✓ Ascensor
- ✓ Aigua calenta
- ✓ Electrodomestics
- ✓ Vistes a la muntanya
- ✓ Parquet
- ✓ Doble vidre
- ✓ Cuina tipus office
- ✓ Transport públic aprop
- ✓ Thermostat
- ✓ Parking cobert
- ✓ Parking
- ✓ Domòtica
- ✓ Armaris encastats
- ✓ Jardí
- ✓ Vistes ciutat
- ✓ Traster
- ✓ Persianes elèctriques
- ✓ Aparcament amb plaça doble

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