



**Andora - Sun-kissed Villa**  
**€ 690.000,00**  
**Code 1035**

**Total rooms: 6 | Rooms: 3 | Bathrooms: 2 | Surface area: 190 m<sup>2</sup>**

This splendid and original villa is nestled in the greenery of the Andora valley, just a few minutes from the city center.

The property enjoys excellent exposure, large outdoor spaces and three driveways.

The property is spread over two floors. On the ground floor, there's a living room, brightly lit by large windows overlooking the outdoor patio, a dining room with a fireplace, an eat-in kitchen, another bedroom, a storage room, and a bathroom.

The internal marble staircase leads to the second floor where there are two bedrooms with balconies overlooking the sea, a study, a veranda and an elegant bathroom.

Further expansion is possible in compliance with current urban planning regulations.

The stunning 6,150 sq m outdoor space extends across several terraces and includes a large, well-kept garden, a social area with a wood-burning oven, a plot of land planted with around 100 olive trees, two artesian wells for irrigation, a water collection tank, a tool shed, and an outdoor boiler room.

The property includes a double garage near the main entrance.

Possibility of building a swimming pool.

The property is suitable for both residential use, as a holiday home, or alternatively, for transformation into an exclusive Bed & Breakfast.

**Certifications**

**Energy rating** E 0 Kw/m<sup>2</sup>a

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## Property information

<b>Announcement date</b>	09/01/26	<b>Total rooms</b>	6
<b>Rooms</b>	3	<b>Bathrooms</b>	2
<b>Status</b>	n.d.	<b>Kitchen</b>	Eat-in kitchen
<b>Storage rooms</b>	n.d.	<b>Floor number</b>	Entire building
<b>Balconies</b>	1	<b>Terraces</b>	n.d.
<b>Garden</b>	Private	<b>Furnished</b>	n.d.
<b>Heating</b>	Independent heating		

## Services









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