

## house for sale Llanes, Oriente



Wonderful villa unique for its impressive views to the path of the river Carrocedo and the waterfall of the Llavandera, surrounded by lush vegetation, living nature and water.

The main floor has 270m<sup>2</sup>. and the semi-basement another 100m<sup>2</sup>. It is built on a plot of 1550m<sup>2</sup>, in a privileged enclave and a perfect location, surrounded by tranquillity and privacy, is this incredible Nordic style house.

By building quota it is possible to build another house of 290m and another 290m of basement.

It has the privilege of having all the orientations, south for summer and north for the hottest days as it has exterior spaces on both sides.

The property is distributed in a beautiful entrance hall, guest bathroom with shower and folding screen, an impressive kitchen - dining room with office, pantry area and a large island with extra storage and bar for breakfast or informal meals, from which we access to the main covered porch of the house. All appliances are top of the range. Attached to the kitchen we find a spacious living room with large windows that provide great breadth and brightness to the whole room, which has access to an incredible terrace where you will spend the hottest summer days. Next we find the boutique master bedroom with freestanding bathtub, double shower and storage area with dressing table.

On the other side of the house we find a large multipurpose room with impressive windows and access to a second terrace, two single double bedrooms each with bathroom, and loft with double bed and dressing room, in the lower part of each bedroom there is an office area, sofa and dressing table, the two rooms have individual external entrance, which makes it easy to convert them into independent flats or simply provide greater independence from the rest of the house.

The layout of the property offers endless possibilities.

In the front part, which is accessed through the living room, there is an area specially designed to install a summer kitchen with barbecue and sink.

It has a second pedestrian exit to the river path.

For its construction, innovative systems have been used to make the house very comfortable and sustainable, it has all the qualities required by the regulations and thanks to this it has maximum energy certification (A).

To ensure comfort even at the most critical times of the year, the house has underfloor heating and aerothermal cooling which also provides domestic hot water, latest generation thermal insulation that protects the house from extreme temperatures, security windows with double glazing acoustic and thermal ventilated facade and high and ventilated ceilings to ensure adequate air circulation and good indoor environmental quality and consequently the comfort of its inhabitants.

It has an alarm system and security glass throughout the property.

In the house we find a beautiful garden full of slopes and wonderful corners to enjoy.

The northern part of the house will surprise you with a semi-basement where you can let your imagination run wild, and who knows if you can turn it into a beautiful wine cellar, gym, dance room, storage room, painting studio, workshop and even a totally independent flat.

If you like it and want more information, photos or even a visit, do not hesitate to contact me, we will surely find a way to make it your new home.

## property details

Spanishestate	<b>5276858</b>
id:	
reference::	-
close to/ located:	<b>Llanes</b>
region:	<b>Oriente</b>
property type:	<b>house</b>
rooms:	<b>3</b>
property surface:	<b>365 m2</b>
surface plot:	<b>1550 m2</b>
price:	<b>€ 940.000</b>

## contact

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