

# SPANISHESTATE

<https://www.spanishestate.com/house/sant-julia-de-loria-ad600/4870135/>

## house for sale Sant Julià De Lòria, Sant Julià De Lòria



22-year-old house with recently built areas, facing south, bordering municipal land on 2 sides, so it cannot be built in front. At 1,050 m altitude (no snow problems) 1,400 m from Sant Julià by road or 4 minutes on foot by municipal road.

### 4 GARDEN LEVELS:

LOWER with a part of forest and one of fruit trees. SEMI-UNDERGROUND LEVEL with solarium area, one for barbecue and another of 24m<sup>2</sup> covered by porch. GARAGE LEVEL with firewood area and garden utensils and another romantic area. STREET LEVEL: landscaping with laurel, tall trees and space for a caravan of up to 8m.

### 4 FLOORS BUILT:

SEMISUNDERRANEAN: open space of 112m<sup>2</sup> with access to the main garden, games area, 'cinema' space, industrial kitchen, high table with 10 stools, storage spaces. Equipped with 20' heating fan coils and evacuation pump for drainage.

GARAGE: parking for 4/5 cars, workshop, storage room of 48 linear meters, toilet with integrated shower and sink for crafts, pantry/cellar, heating room with latest generation aerothermal energy for heating and sanitary water.

GROUND FLOOR: Interior and exterior hall, living room, kitchen with fireplace, separate dining room, gallery of 12 linear meters with outdoor dining room, office, bathroom and maid's room.

1st FLOOR: Suite room with bathroom (under construction) and dressing room, service room (connected to the one on the ground floor), guest room, full bathroom and two connected rooms with a total of 40m<sup>2</sup> with a loft and gym (prepared to do independent apartment).

ENERGY CERTIFICATE B, RJ45 network connection on all floors. Domotics for the main lights of the house and lights and irrigation of the garden. All with magnificent views of the Os valley, with 2 more hours of sun than in Sant Julià (it is next to a tobacco dryer) and a large tree on the west façade to shade and cool in summer that does not impede the view.

## property details

Spanishstate id: **4870135**  
reference:: -  
close to/ located: **Sant Julià De Lòria**  
region: **Sant Julià De Lòria**  
property type: **house**  
rooms: **6**  
property surface: **460 m2**  
surface plot: **487 m2**  
price: **€ 1.275.000**

## contact

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