

REF.:5587

Andorra | Sotheby's  
INTERNATIONAL REALTY

# House with garden and vegetable garden for rent in the center of Encamp

Andorra - Encamp

Superficie	Habitaciones	Baños	Precio
500 m <sup>2</sup>	6	3	10.000 €

Contáctenos para recibir más información o solicitar una visita



+376 872 222



info@sir.ad



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House for rent in the village of Encamp, located in a quiet residential area very close to the town center, with all services within easy reach and quick access to the Funicamp sector of Encamp (Grandvalira), as well as the main road connecting the rest of the Principality. This is a fully renovated, completely exterior property with approximately 500 m<sup>2</sup> of built area, distributed over 4 floors. The house is accessed from the ground floor (street level), measuring around 135 m<sup>2</sup>, through the entrance porch that leads to a spectacular sunny terrace with open views. The entrance hall is spacious and distributes the home into different areas. On the left, there is a garage for two cars, with double automatic doors and several storage areas. From the garage, there is access to the attic, approximately 100 m<sup>2</sup>, currently fitted out as a leisure room with two additional rooms and ample under-roof storage space. Back on the ground floor, there is a guest toilet, a large square kitchen, fully exterior, equipped with an elevator serving all floors and direct access to the terrace. The kitchen offers generous storage space with multiple drawers and cabinets. Beneath the terrace, there is a two-bedroom duplex apartment with terrace, suitable for rental, staff accommodation, or guests. Beyond the terrace, the property features its own vegetable garden. This floor also includes a home office, with access to a solarium offering excellent views over the Encamp Valley. The living-dining room is arranged over two levels, separating the dining area from the lounge, with large windows, abundant natural light, a wood-burning fireplace, and a panoramic window overlooking Sant Romà de Les Bons. On floor -1, measuring approximately 130 m<sup>2</sup>, there is a welcoming distribution area leading to the night zone, which includes four double bedrooms. One is a master suite with walk-in closet, full bathroom with shower, and direct access to the garden. The other three spacious bedrooms, one with built-in wardrobes, share a hallway fully lined with built-in closets. This level also includes one independent full bathroom with shower, a laundry and ironing room, and the technical room for the heating system. Floor -2, approximately 85 m<sup>2</sup>, is fitted out as a wine cellar, and includes the elevator machinery room. From this level, there is also direct access to the garden. Floors are finished in wood parquet throughout living areas, common spaces, and bedrooms, and ceramic tiles in the kitchen and bathrooms. Finishes are modern and high quality, including double-glazed windows and doors, and all shutters are electric. Heating is provided by an oil-fired system with a 4,000-liter tank. The property is surrounded by a large garden and its own vegetable patch, on a total plot of approximately 600 m<sup>2</sup>, making this home an excellent investment in a central yet peaceful location.

## Características

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Animals                  | <input checked="" type="checkbox"/> Moblat               | <input checked="" type="checkbox"/> Safareig                   |
| <input checked="" type="checkbox"/> Despatx                  | <input checked="" type="checkbox"/> Gimnàs               | <input checked="" type="checkbox"/> Visibilitat                |
| <input checked="" type="checkbox"/> Galeria                  | <input checked="" type="checkbox"/> Traster              | <input checked="" type="checkbox"/> Doble vidre                |
| <input checked="" type="checkbox"/> Armari encastats         | <input checked="" type="checkbox"/> Assolellat           | <input checked="" type="checkbox"/> Terrassa                   |
| <input checked="" type="checkbox"/> Calefacció               | <input checked="" type="checkbox"/> Parking              | <input checked="" type="checkbox"/> Jardí                      |
| <input checked="" type="checkbox"/> Ascensor                 | <input checked="" type="checkbox"/> Vistes a la muntanya | <input checked="" type="checkbox"/> Transport públic aprop     |
| <input checked="" type="checkbox"/> Golfes                   | <input checked="" type="checkbox"/> Vistes ciutat        | <input checked="" type="checkbox"/> Llar de foc                |
| <input checked="" type="checkbox"/> Zona verda               | <input checked="" type="checkbox"/> Magatzem             | <input checked="" type="checkbox"/> Aparcament amb plaça doble |
| <input checked="" type="checkbox"/> Parking porta automàtica | <input checked="" type="checkbox"/> Parking cobert       |  |



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Andorra Sotheby's International Realty  
Calle Santa Anna, 14 AD700 Escaldes-Engordany Principado de Andorra  
Tel: +376 872 222 · Email: info@sir.ad

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