



## Beautiful house with a lot of potential in a residential area of the Vila de Llançà.

Beautiful single-family house located in the town of Llançà, with local neighbours who live there all year round, close to green areas and a few meters from the main shops in the village and the coves of les Tonyines, la Parella, Cau de Llop, etc... South facing, with plenty of direct sunlight throughout the day. It occupies a built area of 197m<sup>2</sup> and a plot area of 177m<sup>2</sup>, distributed on the ground floor where we find a 50m<sup>2</sup> garage, a 30m<sup>2</sup> storage room with a small patio, we access the first floor where we find the terrace with access to the house with a large hall that leads to the large dining room with fireplace, renovated independent kitchen with access to the second patio located at the rear of the house, it has a guest bathroom and a full bathroom with shower, three double bedrooms, two of them with fitted wardrobes and a smaller bedroom. Built in 1970, it needs partial renovation, there is a hot and cold heat pump installation, original enclosures. It has a tourist license (HUTG). CEE: D\_152,25.

Transaction	Sale
Category	House
Surface area	197 m <sup>2</sup>
Rooms	4
Bathrooms	1 bathroom , 1 toilet
Garage	Yes
Terrace	Surface area
Air conditioning	Yes
Land	177
Furnished	Yes

330.000 €













