



## Charming House with Great Potential in Llançà. Tourist license

Spacious house located in the coastal town of Llançà, ideal both as a family home and as an investment property, thanks to its tourist license and the versatility of its spaces.

The property is distributed over three floors:

### Ground floor (renovated):

Comprises a cozy dining room, a separate kitchen that is functional and well laid out, 2 bedrooms, and 1 full bathroom. Completely renovated and ready to move into.

### First floor (to be renovated):

Comprises a dining room, a separate kitchen, 4 bedrooms, 1 full bathroom, 1 guest toilet, and a room used as a laundry area.

### Attic:

Comprises a bright dining room with a fireplace and access to a large terrace, a spacious separate kitchen, 2 bedrooms, and 1 full bathroom.

Built-in wardrobes.

The property also features a garage and a storage room.

A house with multiple possibilities in a prime location on the Costa Brava, perfect for those seeking space, profitability, and proximity to the sea.

Transaction	Sale
Category	House
Situation	Carretera Port de la Selva, Llançà
Built area	276 m <sup>2</sup>
Occup. cert.	CHG00614022001
Condition	Good condition
Rooms	8
Bathrooms	3 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	28 m <sup>2</sup>
Plot	251

359.000 €





