







House in Llançà with a tourist license, sea views, and just a few meters from the beach.

In a quiet and privileged area of the coastal town of Llançà, in the Grifeu development, we find this spacious home with a tourist license, sea views, and a large outdoor space surrounded by trees and plants. The plot is 910 m² with a built area of around 350 m².
The property is spread over two independent floors, offering multiple possibilities for use, whether as a permanent or vacation home or to generate income through tourist rentals.
On the ground floor, there is an independent apartment consisting of a living-dining room with direct access to the garden, an independent kitchen, three bedrooms —two doubles with built-in wardrobes and access to the garden, and one single—, a full bathroom, and a guest toilet.
The main floor has a cozy living-dining room with a fireplace and access to a large terrace with beautiful sea views. It also features a pleasant interior patio, perfect for relaxing, an independent kitchen with a pantry, and a built-in wardrobe at the entrance. This floor offers three double bedrooms with built-in wardrobes, two of them en suite with direct access to the terrace with sea views, as well as a guest toilet. For added comfort, it has oil heating.
The property also includes two garages, a living room with built-in wardrobes, a storage room, and a large outdoor gardened area, perfect for enjoying the natural surroundings, the tranquility, and the sea views.
A home with great potential, located just a few meters from the beach and in one of the most attractive and sought-after areas of Llançà. Ideal for large families, two family units, or as a tourist investment.

The price shown does not include taxes or expenses related to the sale (Property Transfer Tax or VAT, notary fees, property registration fees, and administrative fees).
· Real estate brokerage fees are included in the price.
· The property is sold as is. The information provided is for guidance only and may be subject to errors or unintentional omissions.

Transaction	Sale
Category	House
Situation	Carrer Pompeu Fabra, Llançà
Built area	350 m^2
Condition	Good condition
Rooms	6
Bathrooms	3 bathrooms , 2 toilets
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Garden	750 m^2
Central heating	Yes
Plot	910 m^2

690.000 €



















