



Charming House with Great Potential in Llançà. Tourist license **359.000 €**

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.

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| Transaction: | Sale | Category: | Single family house |
| Situation: | Carretera Port de la Selva, 10, Llançà, Alt Empordà | Built area: | 276 m ² |
| 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 ² | Plot: | 251 m ² |