



## Apartment in Sant Carles with Tourist License

# 198.000 €

This cozy apartment with a tourist license of 68 m<sup>2</sup> (60 m<sup>2</sup> usable) is located in the beautiful town of Llançà. It has two double bedrooms and a full bathroom, offering a comfortable living space. The property features an equipped kitchen, electric heating, and air conditioning for both cooling and heating, ensuring comfort in all seasons. Additionally, it includes built-in closets.

The apartment is in good condition, with gres flooring and double-glazed windows that provide insulation and natural brightness. Its east-facing orientation and the presence of a terrace make it a very sunny home. The building has an automatic doorman system, with only one neighbor on the ground floor, ensuring tranquility. It also includes a closed garage space, a great advantage in the area.

Balancing character with modern functionality, this apartment is ideal for those seeking a purchase opportunity in a charming coastal town.

The price does not include taxes or notary and registry fees.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 26/6519

Transaction:	Sale	Category:	Flat
Situation:	Carrer MEstral, Llançà, Alt Empordà	Built area:	55 m <sup>2</sup>
Useful area:	50 m <sup>2</sup>	Occup. cert.:	CHG0080609001
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Garage:	Yes
Terrace:	6 m <sup>2</sup>	Air conditioning:	Yes
Furnished:	Yes		