



Traditional style villa in a privileged location on the Costa Brava, with pool and large garage

Charming house with tourist license, traditional Spanish style located in a privileged location on the Costa Brava. This exceptional property is in an impeccable state of conservation and is located in a distinguished residential area, just 3 km from the most spectacular beaches in the region.

The house offers a very functional structure, highlighting a large 54 m garage that can accommodate up to 3 vehicles, with direct access to the house through internal stairs. On the main floor, there is a cozy day area that includes a hall, a full bathroom, a double bedroom and a bright living-dining room. The latter, perfectly integrated with the exterior, has large windows that provide direct access to the garden and a private pool, ideal for enjoying the Mediterranean climate.

The distribution is completed on the upper floor, where there are two more bedrooms and two bathrooms, some of them en suite. This floor also has a terrace with sea views.

Price: **575.000 €**

This property is not only perfect for residing all year round, but also represents an excellent investment opportunity, given that it has a tourist license. Its design, combined with its location and characteristics, make it an ideal option for those looking for an exclusive property on the Costa Brava.

APIALIA PRODUCT. PURCHASE EXPENSES: 10% ITP + Notary fees + Land Registry.

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	241 m ²
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Swimming pool:	Yes
Central heating:	Yes	Plot:	1.202 m ²