



## Renovated house with tourist license, sea views and communal pool in Canyelles Petites

&lt;p&gt;This exclusive, recently renovated accommodation is located just a few metres from the Canyelles Petites beach, in one of the most sought-after areas of the Costa Brava. With a layout on two floors, the property has two bright bedrooms, an elegant bathroom with an Italian-style shower and a fully equipped kitchen, ideal for enjoying the Mediterranean lifestyle.

The spacious living-dining room opens onto a 15 m<sup>2</sup> terrace, from where you can contemplate the spectacular sea views, perfect for relaxing or sharing special moments. In addition, the property is equipped with air conditioning and heating, ensuring maximum comfort at any time of the year.

The property includes a parking space, which adds convenience to its location close to the beach. As part of a community of neighbours, you can also enjoy a communal pool, ideal for cooling off on sunny days.

It also has a tourist license, ideal as an investment!

This is the perfect place for those looking for a home full of style, tranquillity and proximity to the sea. Don't miss this opportunity!&lt;p&gt;&lt;p&gt;Certificado Energético: OZHMDKLTD  
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Transaction	Sale
Category	House
Situation	Calle Joan Timonedà, 52, Canyelles / Almadrava, Roses, Alt Empordà
Built area	65 m <sup>2</sup>
Useful area	60 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Garage	Yes
Terrace	11 m <sup>2</sup>
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

305.000 €

