



## Apartment in Sant Carles with Tourist License

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.

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

198.000 €



