



Charming House with Great Potential in Llançà. Tourist license

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.

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	276 m ²
Rooms	8
Bathrooms	3 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Surface area
Land	251

359.000 €

