



### 3-Bedroom Apartment with Terrace and Parking Space at Port of Llançà

Discover this cozy apartment located in the Port of Llançà area, an ideal location to enjoy the sea, the boardwalks, and all services just minutes away.

The home features a bright living room with open kitchen, a functional and practical space perfect for everyday life or sharing with family and friends. It consists of three bedrooms, one of them a suite, plus a full bathroom serving the rest of the home.

The property also has a pleasant terrace with mountain views, an ideal space to relax and enjoy the surroundings.

Although the building is located on one of the main streets of the port, the apartment faces the rear, which allows for a much quieter environment, isolated from noise.

The property also includes a private exterior parking space in the same building, located in a closed area with an entrance gate, providing convenience and security.

An excellent opportunity both as a second residence near the sea and to live all year round in one of the most sought-after areas of Llançà.

Transaction	Sale
Category	Flat
Situation	Avenida Pau Casals, 13 1-2, Llançà, Alt Empordà
Built area	92 m <sup>2</sup>
Useful area	80 m <sup>2</sup>
Occup. cert.	CHG00315726001
Condition	Good condition
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

247.000 €



