



## 4 bedroom luxury villa, recently renovated, with TOURIST LICENCE

A luxurious recently renovated villa with two interconnected houses, which can be used separately or as one house. In total, it has 4 bedrooms, 3 full bathrooms and a guest toilet, 2 full kitchens and 2 living-dining rooms.

The exterior is an oasis of tranquility and luxury, with a very nice pool and chill-out area. The entire outdoor area, including the exterior fence, has been completely renovated. The pool is saltwater and has an integrated cleaning system.

Inside, a large living-dining room with lots of light and access to the terrace is a space for the whole family. There is a bathroom for each bedroom, some of them en suite. The finishes are with high quality materials, both outside and inside.

A large parking space within the property for several cars. Oil heating. Air conditioning in some areas (see photo).

Price: **840.000 €**

The house has a tourist license. The lower and upper apartments can be used separately.

**PURCHASE COSTS NOT INCLUDED: 10% ITP + Notary + Registration.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	185 m <sup>2</sup>
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Utility room/area:	Yes
Garden:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Land:	791 m <sup>2</sup>		