



Are you looking for a property that combines home and business in a privileged location? This is your chance! In the charming neighborhood of El Pedró, in Palamós, this spectacular semi-detached villa awaits you with endless possibilities.

Ground floor: Commercial space of 158 m². Currently equipped as a bar restaurant, with smoke extraction, modern kitchen, and two toilets. But the best part is its versatility: this space can easily be transformed into whatever you need: workshop, office, studio, coworking area, or even additional garage space. You decide!

Two independent residences of 88 m² each:
Comfortably access via elevator and discover two floors with identical layout, perfect for large families, rental, or investment:

Bright living-dining room
Fully equipped independent kitchen
En-suite bedroom + double bedroom with fitted wardrobes
Modern bathrooms

Price: **790.000 €**

The first one on the first floor has a solarium terrace oriented with fabulous sun exposure. Wake up with the sun every morning!

Extras that make a difference:

Natural gas heating
Parking space included
Storage room
Complete renovation in 2001

This property is much more than a house: it's a life and business opportunity in one of the most sought-after areas of the Costa Brava. Whether for living, renting, or starting a business, this villa has it all!

Contact us today and come discover your next home in Palamós.

APIALIA PRODUCT. PURCHASE EXPENSES NOT INCLUDED: 10% Property Transfer Tax + Notary fees + Land Registry.

Transaction:	Sale	Category:	Townhouse
Municipality:	Baix Empordà	Surface area:	360 m ²
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Terrace:	Yes
Lift:	Yes		