





Elegant contemporary villa on the Costa Brava with tourist license

Discover this modern villa with a tourist license, measuring 194 m², featuring a functional design and abundant natural light. Located just a 15-minute drive from the center of Santa Cristina d'Aro, it's nestled in a peaceful, natural setting.

Bright Interior: Spacious living-dining room with a fireplace and an open-plan, fully equipped kitchen. A total of 4 bedrooms (one master suite) and 3 full bathrooms.

Top-notch Outdoor Area: Direct access to a covered terrace and a heated swimming pool, perfect for year-round enjoyment.

Modern Comforts: Air conditioning (hot/cold), electric heating, fiber optic internet, and an alarm system.

Advantage: Includes a Tourist Accommodation License (HUT), ideal for investment.

Price: **647.500 €**





Outdoor parking for three vehicles.

A prime location to enjoy tranquility without sacrificing comfort.

PURCHASE COSTS NOT INCLUDED: Transfer Tax (ITP), Notary Fees, and Land Registry Fees.

Transaction: Sale Category: Villa Municipality: Baix Empordà Surface area: 194 m²

Rooms: 4 Bathrooms: 3 bathrooms

Parking: Yes Utility room/area: Yes Terrace: Yes Swimming pool: Yes Air conditioning: Yes Land: 520 m²