



## Magnificent opportunity in the Mas Pere residential development

### EXCLUSIVA APIALIA

This house with a TOURIST LICENCE offers a perfect combination of comfort, versatility, and outdoor space. The property is well maintained and renovated, and is ready to move into.

It is distributed over two floors that can be used independently or easily integrated thanks to its interior connection.

Main features:

Main floor: bright living-dining room with open kitchen, 2 double bedrooms, and 1 bathroom.

Lower floor: 1 double bedroom, 1 bathroom, and a second kitchen. Separate

Price: **420.000 €**

entrance.

Comfort: central heating and air conditioning.

Outdoor: private pool, several terraces for sunbathing and relaxation, and 3 large storage rooms that provide extra space and functionality.

Ideal as a permanent residence, second home, or investment thanks to its tourist license that allows legal vacation rentals.

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

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	120 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Swimming pool:	Yes
Land:	433 m <sup>2</sup>		