



HOUSE WITH TOURIST LICENSE Stunning Sea View House in Llafranc

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Magnificent house located in Llafranc, within an exclusive high-end private and secure residence, just a few minutes walk from the beaches and the town center.

Bright and distributed over three levels, this property offers generous living spaces and magnificent sea views over the bay of Llafranc. The residence features a communal swimming pool with children's pool, tennis court, paddle courts, and beautifully maintained communal gardens.

The house offers 4 bedrooms, three terraces in total, and a private garden, ideal for enjoying the Mediterranean lifestyle.

The property also benefits from an integrated parking area with space for two cars and direct access from the garage into the house.

Price: **1.200.000 €**

Property in perfect condition, ideal both as a family residence or as an investment opportunity on the Costa Brava thanks to its active tourist license.

MANDATORY LEGAL INFORMATION

- * Stressed area: NO
- * Large property owner: NO
- * Sale price: €1,200,000

This price:

- * Includes agency fees paid by the seller
- * Does not include taxes or purchase costs. Property Transfer Tax (ITP) will be applied in accordance with Royal Legislative Decree 1/1993 and current tax regulations in Catalonia. Notary and Land Registry fees will be paid by the buyer according to official tariffs, in accordance with Royal Decrees 1426/1989 and 1427/1989.
- * Certificate of Occupancy: CHG00695314001 valid until 06/11/2029
- * Energy Performance Certificate (EPC): Reference 1CT7YCZB
- * Built area: 147 sqm
- * Usable area: 97 sqm
- * Property status: Vacant
- * Property condition: Excellent condition
- * Tourist license: YES
- *AICAT 8910 API A12119

Legal notice: Information subject to verification. Non-contractual information.
Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Townhouse
Situation:	Llafranc, Baix Empordà	Built area:	147 m ²
Useful area:	97 m ²	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes

Terrace: Yes

Swimming pool: Yes