ref. DH- 995 X



HOUSE WITH TOURIST LICENSE Stunning Sea View House in Llafranc

PRODUCTO APIALIA COSTA BRAVA: We present this magnificent house WITH A TOURIST LICENSE, featuring sea views and located in Llafranc, within a high-standing, private, and secure residential complex just a few minutes' walk from the beaches and the village center. Its privileged location combines the tranquility of an exclusive environment with the convenience of easily accessing on foot one of the most emblematic and sought-after bays on the Costa Brava.

The property stands out for its great brightness and is functionally distributed over three levels, offering large spaces and a splendid panoramic sea view over Llafranc bay. The day area integrates perfectly with the surroundings through its three terraces and a well-kept private garden of 110 m², an ideal space for relaxation and for fully enjoying the Mediterranean climate in total privacy.

The night area is composed of four large bedrooms with layouts optimized for family comfort. Additionally, the property features an integrated garage with

Price: **1.200.000 €**

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Girona, Espanya

capacity for two vehicles, offering maximum logistical convenience thanks to its direct access to the interior of the house.

Located in an excellent community, residents have access to comprehensive facilities that include a communal swimming pool with a children's area, a tennis court, padel courts, and landscaped garden areas. A property in perfect condition, ideal both as a family residence and a high-yield investment on the Costa Brava thanks to its active tourist license.

Estado del inmueble: Excelente
Superficie útil: 97 m²
Superficie construida: 147 m²
Certificado de eficiencia energética (CEE):
Consumo: G 324 kWh/m² año
Emisiones: F 68 kg CO2/m² año
Registro Número CEE: 1CT7YCZB
Cédula de habitabilidad: CHG00695314001
Número API: 0881-GI
Número registro AICAT: 12800 Costa Brava Realty S.L.
Se encuentra en zona tensionada. Condición de gran tenedor: No.
No incluidos en el precio: ITP (tipo vigente en Cataluña), gastos notariales y registrales según arancel.
Honorarios: Los honorarios de gestión inmobiliaria están incluidos en el precio de venta.

Transaction:	Sale	Category:	Townhouse
Situation:	de la Brisa, Llafranc, Baix Empordà	Built area:	147 m^2
Useful area:	97 m^2	Condition:	Perfect condition
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Terrace:	Yes
Swimming pool:	Yes		