



## Cozy ground-floor apartment with a tourist license 119.000 € and pool, just minutes from the center

Cozy ground-floor apartment with a tourist license, ideal for both living and investment. Built in 2009, the property features two bedrooms, one double and one single, an independent fully equipped kitchen, and a complete bathroom with a bathtub. Additionally, it has gas heating and air conditioning, ensuring comfort throughout the year. The aluminum windows with double glazing provide excellent thermal and acoustic insulation, and its functional layout offers a comfortable and practical space. The community has a swimming pool, perfect for enjoying the warmer months. Located near the town center and just 10 minutes from the most beautiful beaches of the Costa Brava, this property is perfect for those seeking both convenience and profitability.

Contact us for more details or to schedule a visit!

Additional expenses not included: 10% ITP, notary, and property registration fees.

Transaction:	Sale	Category:	Flat
Municipality:	Baix Empordà	Surface area:	59 m <sup>2</sup>
Rooms:	2	Bathrooms:	1 bathroom



















