



## House for sale in an exceptional location in Begur 913.000 €

A popular saying, and very true, states that when buying a property, location is everything. And the Gonzalez family house perfectly meets this requirement. Located in the Sa Tuna cove, in Begur, it enjoys a privileged location for those looking to invest in an exceptional environment.

Built in 1800, according to the cadastre, the house has undergone several renovations throughout its history, the last one about 50 years ago. Since then, the upper terrace porch was added and maintenance work was carried out. However, the property requires a comprehensive renovation to meet the quality standards that a property in this enclave deserves.

To facilitate decision-making, a renovation project has been developed that includes a complete redistribution of the ground floor. The current kitchen will be transformed into a large bedroom with dressing room and bathroom, while the living room will be expanded by integrating it with the kitchen into a 43 square meter open space. In addition, an elevator will be installed that will connect to the upper terrace, ensuring accessibility for people with reduced mobility.

Modifications will also be made on the first floor to optimize space and improve comfort, offering four double bedrooms, one of them en suite and the others sharing a full bathroom.

Finally, the rooftop porch will be converted into a closed space, ideal for enjoying panoramic views throughout the year.

The attached images show the expected result of this renovation. The estimated budget is approximately 400,000 euros, including the renovation of facilities, exterior carpentry, flooring, repair of the original hydraulic floor (where possible), installation of the elevator, and rehabilitation of the roof.

Furthermore, there is the possibility of purchasing a parking space in the underground parking of Sa Tuna for a value of 50,000 euros. The current owners also have a rental contract for a second parking space, which could be transferred to the new owner.

Do not hesitate to contact us for any inquiries.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	216 m <sup>2</sup>
Rooms:	5	Bathrooms:	2 bathrooms , 1 toilet
Terrace:	Surface area	Land:	90 m <sup>2</sup>
Balcony:	Yes		

































