

**Ground Floor with TOURIST LICENSE.****325.000 €**

Apartment with TOURIST LICENSE, 700 meters from the BEACH in a quiet area, with a NEW communal SWIMMING POOL. It is located in the village of Llafranc, one of the most charming on the Costa Brava, 4 km from Palafrugell and only 7 km from Tamariu.

It is a small community with ONLY 12 neighbors, where the construction of a SWIMMING POOL in the communal gardens has been approved. In addition, there is a non-numbered parking area, and this specific apartment includes a STORAGE ROOM shared with another neighbor.

Its 59 m² built area is distributed as follows:

- Bright living-dining room.
- Independent fully equipped kitchen with sliding door. Delivered with appliances.
- 9 m² terrace, recently enclosed with glass, ideal for enjoying both summer and winter.
- 1 Double bedroom (currently with a single bed), with BUILT-IN WARDROBES and garden views.
- 1 Main double bedroom with BUILT-IN WARDROBES, sunny and with open garden views.
- 1 Full bathroom with shower, with exterior views.

Additionally, all windows are ALUMINUM with double GLAZING.

Transaction:	Sale	Category:	Flat
Situation:	Llafranc, Baix Empordà	Built area:	59 m ²
Useful area:	54 m ²	Occup. cert.:	
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes















