



Ref: AP.3-2 ap.3-2 LLANÇÀ

DESCRIPTION

Magnificent apartment with large terrace on the ground floor and outdoor summer kitchen with air conditioning and communal swimming pool. Bright and completely exterior, this apartment offers privacy and comfort and is located in the Fane de Baix residential area, just 400 metres from Cau del Llop beach and 200 metres from the sea and the coastal path. Spaces designed for enjoyment.

- Direct access to a cosy porch and a 110 m² garden with lighting and automatic irrigation.
- Outdoor kitchen with barbecue and sink.
- Spacious and bright living-dining room with open kitchen and breakfast bar.
- Functional layout
- 2 bedrooms with fitted wardrobes to optimise space.
- 1 full bathroom and 1 additional toilet.
- Parking space and storage room included.
- Communal areas with a swimming pool surrounded by lawns to enjoy sunny days.
- Automatic irrigation.
- Garden lighting.
- North-east facing, ensuring coolness all year round.
- Ducted air conditioning system.
- Tourist licence for holiday rentals.

A unique opportunity for those seeking outdoor space, tranquillity and proximity to the beach on the Costa Brava. Features Built area 189 m² 2 bedrooms 2 bathrooms Terrace Parking space included in the price Second hand/in good condition Fitted wardrobes Storage room North, east facing

General

Type of Property: **Apartment** m2: **0**
m2 plot: **189** Distance from the beach: **300**
METRES
Year of construction: Type of pool: **Community**
Views: **No views**

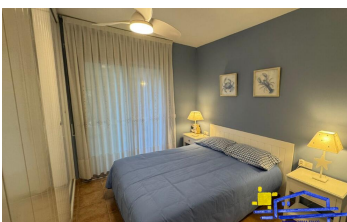
Characteristics

Number of rooms: **2** Toilets: **1** Bathrooms with bathtub: **1**
Bathrooms with shower: **0** Double beds: **0** Single beds: **0**
Bunk beds: **0** Cribs: **0** Sofa beds: **0**
Type of kitchen:

Other Features

Terrace
Parking Porch Garden

Equipment





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Season	Price	Minimum stay
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