



LLAFRANC

FRONT LINE OF THE SEA VILLA WITH LARGE PLOT IN LLAFRANC



406.1 m²



8 rooms

REF: 01607



3.300.000 €

Large Villa in first line of sea in Llafranc, exceptional location, close to the Centre and the beach of Llafranc, 3 min from the lighthouse at Sant Sebastian. On the same street there is a shortcut to the rocks and the sea. Exceptional panoramic views of the sea on islands Formigas, Calella, Llafranc and Cap Roig. The House was built in 1945, currently has been partly renovated, its construction retains an air typical of the Mediterranean and the Costa Brava. The property consists of a House with two separate entrances, one on the ground floor and the other for the 2 upper floors. On the ground floor we find a living-dining room with independent kitchen, 2 double bedrooms, 2 bathrooms with shower, 1 storage room, up to 200 m2 terrace and a garage with 2 parking spaces, storage room annex. The following two upper floors consist of living room with fireplace, kitchen, 3 double bedrooms with ensuite facilities, 2 double bedrooms, 4 bathrooms, 1 toilet, up to 300 m2 terrace, garage and storeroom. The property has electric heating. There is a project for the installation of the pool. The House is not built on its maximum development potential making it possible to expand or build additional single-family housing, with a total land area of 543 m2. Built surface: 406,10 m2 Sup. Garages: 72 m2 Sup. Terraces: 500 m2 Sup. Terrain: 2231 m2 South faced Year of construction: 1945 PURCHASE EXPENSES: 11% ITP TAX + NOTARY + ADMINISTRATIVE RECORD

OFICINA DE CALELLA

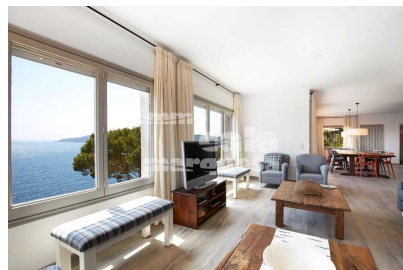
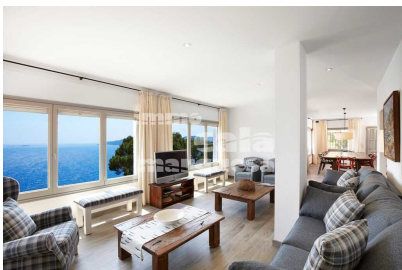
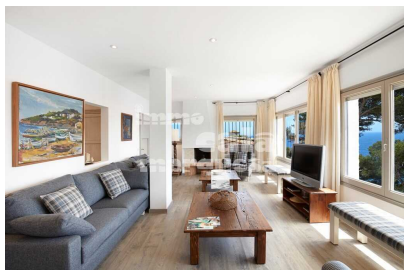
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OFICINA DE BEGUR

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Features

CITY	LLAFRANC
TYPES	House / Villa
ROOMS	8
SURFACE	406.1 m ²
POOL	NO
GARAGE / PARKING	YES
PRICE:	3.300.000



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