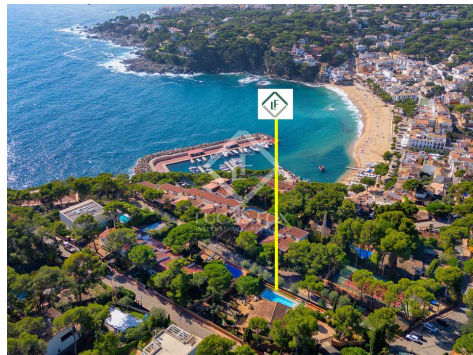


€2,200,000 House / Villa - For sale

Charming villa with a large plot, only few minutes walking distance from Llafranc town and beach

Spain » Costa Brava » Llafranc / Calella / Tamariu » 17211

7 Bedrooms **6** Bathrooms **416m²** Floorplan **1,489m²** Plot size



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OVERVIEW

Charming villa with a large plot, with 6 bedrooms and an active tourist license, only few minutes walking distance from Llafranc town and beach

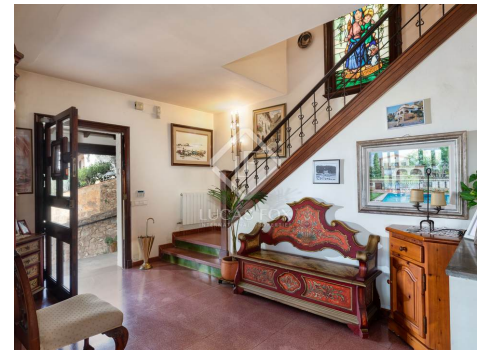
Nestled in one of the most sought-after areas on the Costa Brava, this charming detached villa in Llafranc offers the perfect blend of traditional Mediterranean character, privacy, and convenience. Located just a few minutes' walk from the beach and local amenities, this home sits on a generous plot of nearly 1,500 m², fully fenced to ensure tranquility and seclusion. With a southwest orientation, the property enjoys abundant natural light throughout the year.

Built as one of the first homes in this prestigious area, the villa is being sold with an active tourist license, making it a fantastic opportunity for those looking to invest in a rental property or a beautiful year-round residence.

The property is divided into the main house and an independent pool house. The main house is spread across three levels, with an inviting entrance hall leading to a spacious living and dining area with direct access to a large covered terrace. On the main floor we also find a separate office space and a fully equipped independent kitchen that opens onto the garden with an outdoor porch and dining area. Taking an elegant interior staircase, we reach the upper floor, where we can find the master bedroom with an en-suite bathroom, and two additional double bedrooms sharing a full bathroom. The basement floor of the main house includes an independent studio with a bathroom, a closed garage, and a technical room.

In the lower part of the garden, we can find the pool house. Situated by a large saltwater pool, the pool house offers additional living space with three double bedrooms, two full bathrooms, and a fully equipped kitchen with a dining and living area.

The outdoor space of this charming property offers the garden divided into multiple areas, including an independent BBQ space with a room that could be converted into another studio. Ample outdoor parking offers space for additional 4-5 cars, and there are various terraces for entertaining and relaxing.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Utility room, Tourist License, Storage room, Outdoor kitchen, Heating, Fireplace, Equipped Kitchen, Chill out area, Built-in wardrobes, Barbecue

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The villa is equipped with central heating, ensuring comfort throughout the year, making it ideal for both seasonal stays and permanent living. Don't miss the chance to own a piece of Mediterranean paradise in Llafranc, where tradition meets modern convenience.



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