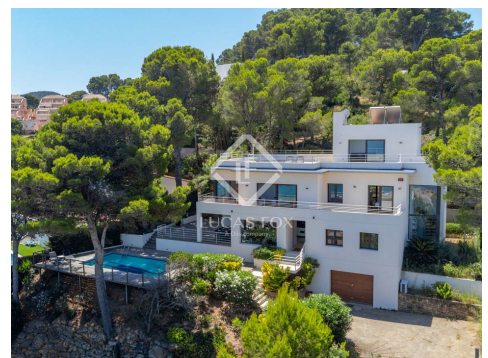
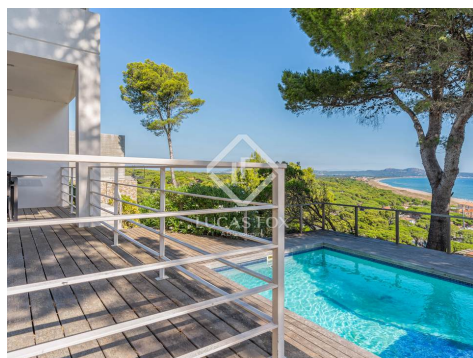


€2,225,000 House / Villa - For sale - New listing

## 4-bedroom villa in excellent condition with tourist licence, swimming pool, and sea views for sale in Sa Riera

Spain » Costa Brava » Begur » Sa Riera » 172500

4	3	396m <sup>2</sup>	1,252m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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€2,225,000 House / Villa - For sale - New listing

## 4-bedroom villa in excellent condition with tourist licence, swimming pool, and sea views for sale in Sa Riera

**Modern villa with a tourist license, panoramic sea views, pool, terraces, 4 bedrooms, and just 5 minutes from the beach. Ideal for investment and vacations.**

Lucas Fox presents this stunning modern villa with panoramic sea views and a tourist license, located just a 5-minute walk from the beach, in one of the most privileged areas of the Costa Brava.

With a constructed area of 396 m<sup>2</sup>, this property was completely renovated between 2008 and 2010, offering a high level of comfort, functionality, and contemporary design.

From all floors you can enjoy unparalleled views of the sea, encompassing Platja de Pals, the Medes Islands, l'Estartit and even Cap de Creus.

### Layout:

#### Main floor :

- Spacious living-dining room with open kitchen and direct access to a large wooden terrace with infinity pool and spectacular sea views.
- Suite with private bathroom.
- Guest toilet.
- Independent utility room .

#### First floor:

- Cozy living room with access to a terrace.
- Second suite with full bathroom .
- Two double bedrooms that share a full bathroom .
- Guest toilet.
- All rooms have sea views and access to a beautiful panoramic balcony.

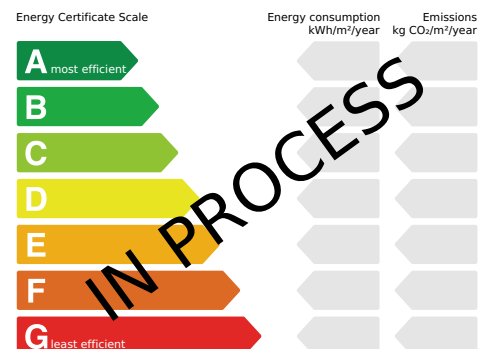
#### Roof:

- Impressive rooftop chill-out area with 360° views of the Mediterranean and the natural surroundings of the Empordà.



[lucasfox.com/go/cbr60733](https://lucasfox.com/go/cbr60733)

Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Utility room, Transport nearby, Tourist License, Solar panels, Panoramic view, Open kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Balcony, Alarm, Air conditioning



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€2,225,000 House / Villa - For sale - New listing

## 4-bedroom villa in excellent condition with tourist licence, swimming pool, and sea views for sale in Sa Riera

The property also features a private garage, air conditioning in all rooms, and a security alarm.

Thanks to its tourist license, this property is not only ideal for year-round enjoyment or as a second home, but also represents an excellent investment opportunity, with high profitability potential for vacation rentals.

Please do not hesitate to contact us for more information or to arrange a visit.



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