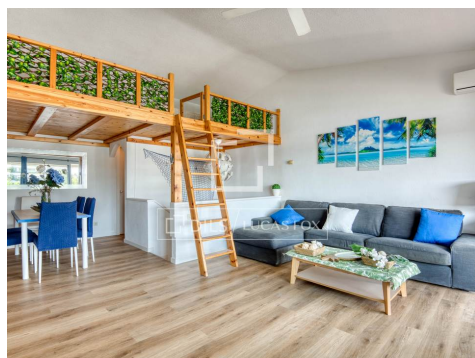


€699,000 House / Villa - For sale - New

2 Bedroom house / villa for sale in Platja d'Aro, Costa Brava

Spain » Costa Brava » Platja d'Aro » 17250

2	2	130m ²	130m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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2 Bedroom house / villa for sale in Platja d'Aro, Costa Brava

Townhouse on the canal front with tourist license, private garden and communal pool for sale in Port d'Aro, next to Sa Conca beach.

Townhouse with tourist license located in one of the most sought-after areas of Port d'Aro, next to the canal and very close to Sa Conca beach. This property stands out for its prime location and its private garden with direct access to the canal, a rare feature in this exclusive residential area.

The property offers a comfortable and functional layout , with two double bedrooms, three full bathrooms, and a cozy loft converted into an additional bedroom area , ideal for guests or for increasing accommodation capacity. The spacious and bright living-dining room opens directly onto the terrace and garden, creating a pleasant continuity between the indoor and outdoor spaces. From here, you can enjoy beautiful open views of the canal and marina, providing a pleasant sense of tranquility throughout the year.

The kitchen is fully equipped and the property has heating and air conditioning via a heat pump, guaranteeing maximum comfort in any season.

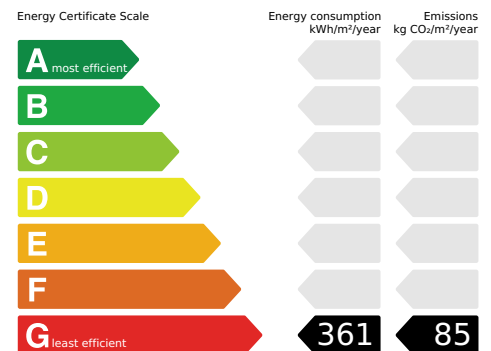
Exterior, the private garden with direct access to the canal is one of the property's greatest assets. The development also offers a communal swimming pool and extensive landscaped areas in a well-maintained and highly sought-after setting. Convenient parking is also available near the port.

Thanks to its excellent location, valid tourist license and unique features, this property represents a magnificent opportunity both to enjoy a second home on the Costa Brava and to obtain a high return through holiday rentals.



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Terrace, Swimming Pool,
Concierge service, Views,
Tourist License, Exterior, City views,
Chill out area, Balcony

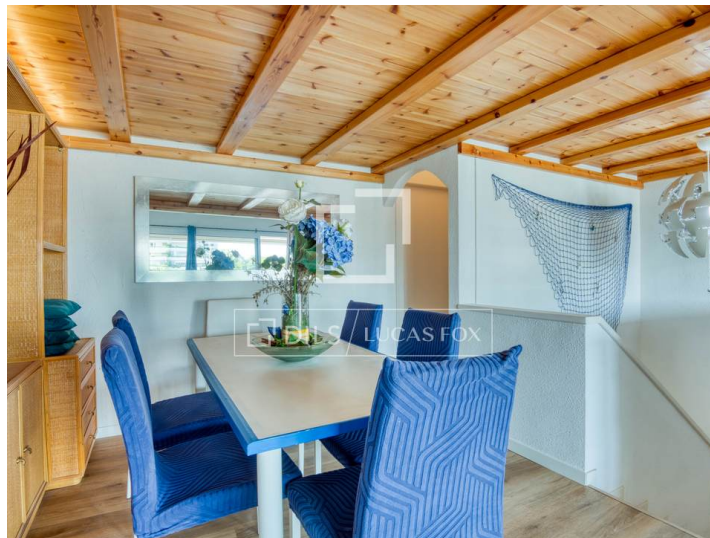


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€699,000 House / Villa - For sale - New

2 Bedroom house / villa for sale in Platja d'Aro, Costa Brava



The property is located in Platja d'Aro, Costa Brava, with the approximate location indicated in accordance with current regulations. It has a constructed area of 130 m². The property is in need to renovate . The total sale price is €699,000. The indicated price does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. The property has an available energy efficiency certificate. The occupancy certificate (certificate of occupancy) is available upon request (number CHG01514513***). Large Property Owner Status: No. Registration numbers: AICAT 8812 and API A12014.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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