



## Ref: M2731 House with tourist license and private pool 600m from Sa Riera beach BEGUR

615.000 €

### DESCRIPTION

Just 600 metres from Sa Riera beach, with a private pool and active tourist license, this charming single-storey home represents a unique opportunity both for personal enjoyment and immediate rental income. Its excellent location, just a short walk to the sea and only a 10-minute drive from the centre of Begur, places it in one of the most sought-after areas of the Costa Brava. The property is in excellent condition and ready to move into, standing out for its comfortable and practical single-level layout. Upon entering, a spacious entrance hall leads to a bright living-dining room with direct access to the terrace, creating a seamless connection between indoor and outdoor spaces. The fully equipped and generously sized kitchen also offers direct outdoor access, ideal for everyday living and al fresco dining. The sleeping area comprises three double bedrooms, one of them a master suite with private bathroom, plus an additional full bathroom. The house features aluminium exterior carpentry with double glazing, air conditioning and low-consumption electric radiators, ensuring comfort and energy efficiency all year round. Outside, the property offers a pleasant terrace, private swimming pool and a versatile space next to the pool with great potential to be converted into a summer dining area, outdoor kitchen or chill-out zone. The property also includes a parking space, providing added convenience and peace of mind during peak tourist seasons. In summary, this is a comfortable, functional and move-in-ready home with a private pool, excellent location near the sea and, above all, an active tourist license a highly valuable asset that allows immediate profitability in an area with strong year-round demand.

■ C O R R E D O R M A T Ó ■

REAL ESTATE & PROPERTY MANAGEMENT  
IMMOBILIÀRIA & ADMINISTRACIÓ DE FINQUES

Ideal as a primary residence, holiday home or secure investment on the Costa Brava. Built area: 223 m<sup>2</sup> Plot size: 533  
<sup>2</sup> Year of construction: 2005 Orientation: Southeast

## General

Type of Property: **Detached house / Villa** m2: **223**  
 m2 plot: **533** Distance from the beach:  
 Year of construction: Type of pool: **Community**  
 Views:

## Characteristics

Number of rooms: **3** Toilets: **0** Bathrooms with bathtub: **2**  
 Bathrooms with shower: **0** Double beds: **0** Single beds: **0**  
 Bunk beds: **0** Cribs: **0** Sofa beds: **0**  
 Type of kitchen:

## Other Features

Terrace

