

**CBR5072**
**Llança**
**325000 EUR**

 85 m<sup>2</sup>

 200 m<sup>2</sup>


2



1


 35 m<sup>2</sup>

This house in Llança offers a unique experience with its privileged location with sea views and its quiet surroundings. Upon arrival you will be greeted by a detached private gated garage. Entrance to the independent house through the stairs, giving you comfort. Upon entering the house, you will be greeted by the hall where you will find the access stairs to the upper floor and a guest toilet, open living room and kitchen that connects with a terrace that offers impressive views of the sea, providing a relaxing atmosphere. and cozy to enjoy unforgettable moments with family and friends. The property has two bedrooms that also offer sea views, allowing you to wake up every morning to a stunning view. In addition, the house has a toilet and a bathroom with a shower, ensuring comfort and convenience for residents and visitors. A notable feature of this house is its pellet stove with air duct, which provides efficient and comfortable heating during the coldest months of the year, guaranteeing a warm and cozy atmosphere at all times and a piece of land to enjoy a pool or relaxation area with views. At the back of the house, you will find a charming garden where you can relax and enjoy nature. Additionally, there is a utensil storage shed, making it easy to store gardening tools and equipment. In short, this house in Llança offers a perfect combination of comfort, spectacular sea views and tranquil surroundings, making it an ideal place to enjoy Mediterranean coastal living.

DUPLEX HOUSE BASEMENT FLOOR GARAGE 21  
 USEFUL M2 GROUND FLOOR 40 M2 LIVING ROOM KITCHEN I TOILET FIRST FLOOR 40 M2

USEFUL BATHROOM I 2 BEDROOMS PRIVATE GARDEN OF 188 USEFUL M2 35 M2 FLOOR  
TERRACE

Good condition

Unfurnished

**View:**

Sea view

**Rooms:**

bedrooms

1 bathrooms

1 extra toilets