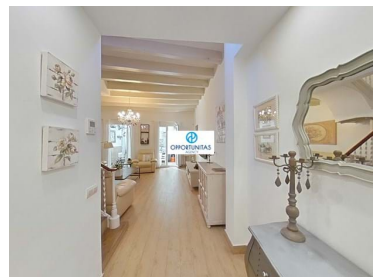
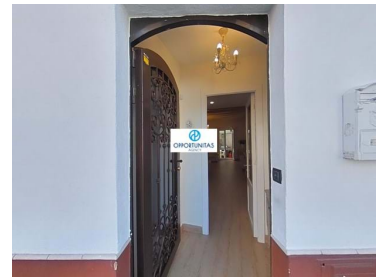
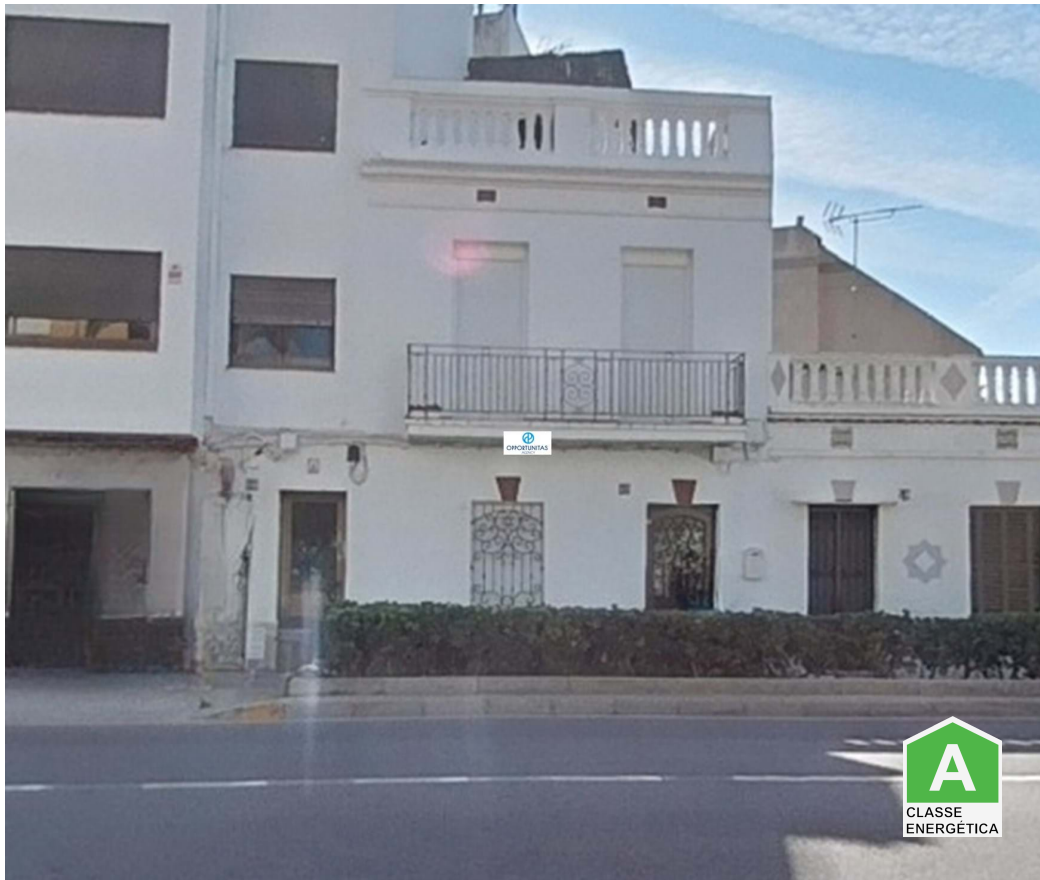




## Sitges - Apartment



 5  
Bedrooms

 3  
Bathrooms

 172  
Area (m<sup>2</sup>)

**870 000 €**  
(EUR €)

## Detached house for sale in Sitges Centre

Ground floor: hall-hall, modern and equipped kitchen, internal staircase to access the upper floors, and large living room with access to the back patio with barbecue, toilet, and laundry room.

First floor: 4 double bedrooms, glazed gallery, and 2 bathrooms. All rooms enjoy natural light thanks to large windows and skylights.

Top floor: large terrace with sun all year round, divided into chill-out area with solarium and jacuzzi for 4 people and solar shower.

Comprehensive reform throughout the property in 2014: functional adaptation (new rooms), structural reinforcements, waterproofing of floors and walls, improvements in thermal and acoustic insulation, new equipment, and general finishes. Porcelain stoneware floors are similar to wood, aluminum

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**Passeig de Josep Mundet, 76 local 16 17252 Sant Antoni de Calonge (Girona)**



windows with double glazing, air conditioning by a heat pump, and a large capacity electric water heater for DHW.

High-standing finishes and Provencal style decoration.

Currently intended for a holiday rental (8 + 2 places), housing for tourist use (HUT License).

There is the possibility of acquiring the tourist license by transfer: the property has a high valuation by its guests, an active client portfolio, and future reservations for the year 2022.

The profitability of this investment is assured from day one!

The unbeatable geographical location in Sitges, with all the necessary services near and within walking distance of the promenade and the beaches of Sitges (400m).

Spacious house ideal to live all year round, as 2nd residence or investment.

Do not miss this opportunity of a unique house in the center of Sitges!

## Property Features

- Heating
- Equipped kitchen
- Washing machine
- Safe
- Alarm pre installation
- Proximity: Airport, Beach, Golf course, Shopping, Restaurants, City, Pharmacy, Public Transport, Schools
- Walking distance to beach
- Views: City view
- Rental licence
- Balcony
- Renovation year: 2016
- Electric shutters
- Security door
- Energetic certification: A
- Air conditioning
- Laundry
- Dishwashing machine
- Thermoaccumulator
- Jacuzzi
- Luxury
- Central location
- Solar orientation: South
- Terrace
- Built year: 1933
- Floors: 3
- Double glazing
- Orientation: Exterior