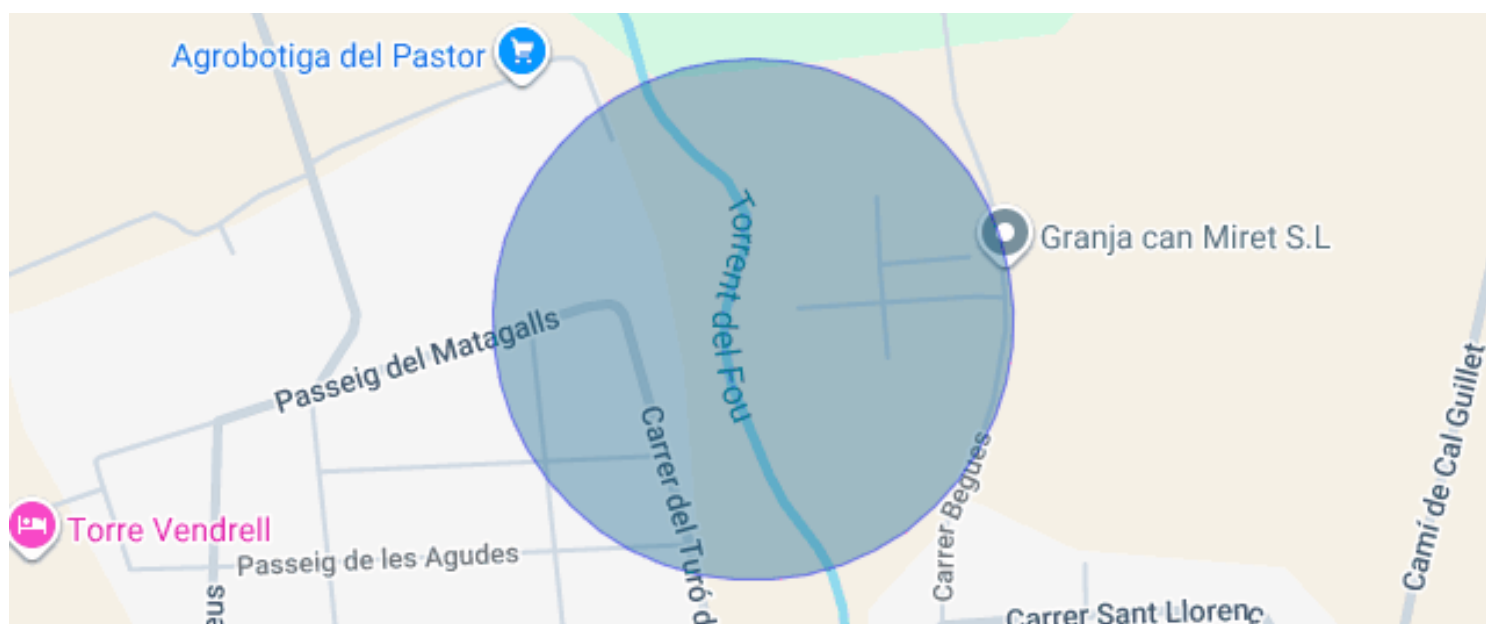




HOUSE FOR SALE WITH TOURIST LICENSE IN GER, Cerdanya

Saga / Ger

Price	€740,000	✓ Heating	✓ Views
Sur. built	114 m²	✓ Backyard	✓ Storage
Sur. util	91 m²	✓ Furnished	✓ Fireplace
Bedrooms	4	✓ Parking	✓ Tennis court
Bathrooms	3	✓ Built in closets	✓ Outside
Energy classification	G	✓ Community pool	✓ Turist license
Energy performance index	654.00 kw h/m² year		
Emissions rating	G		
Emissions	110.00 co/m² year		
Year of construction	1990		



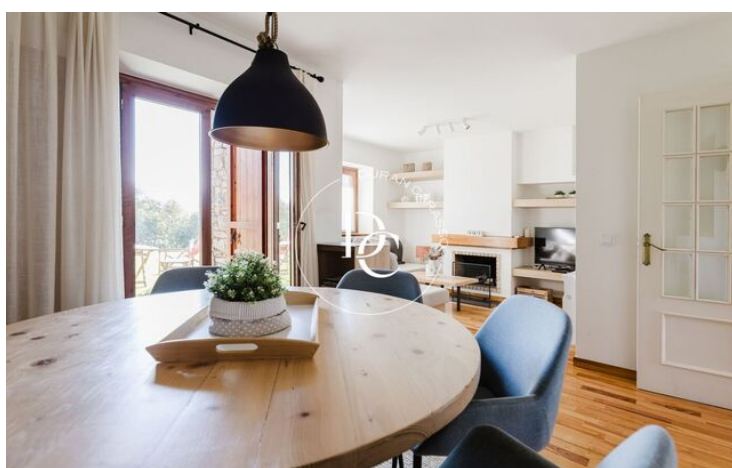
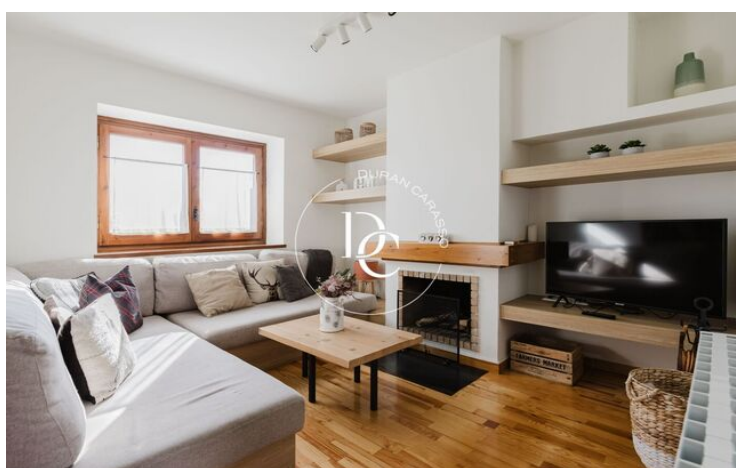
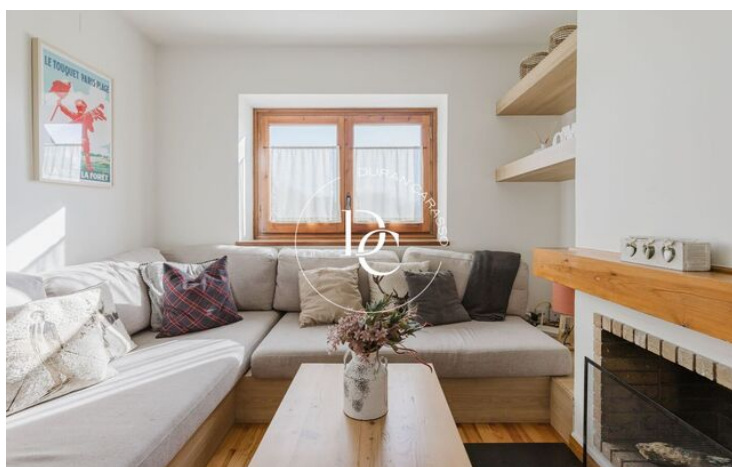
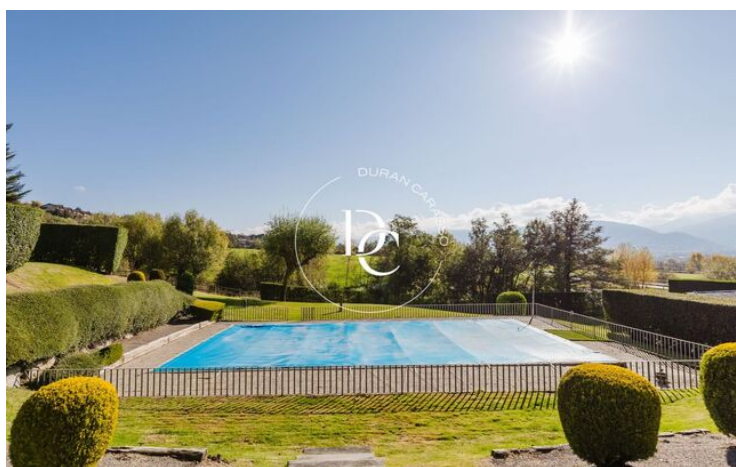
Saga / Ger

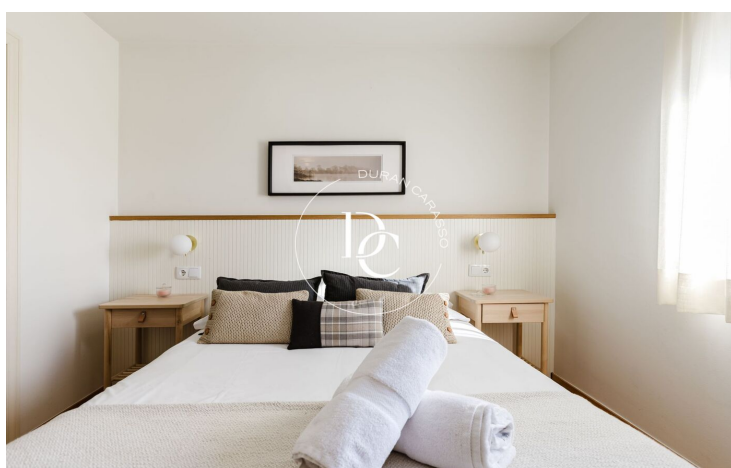
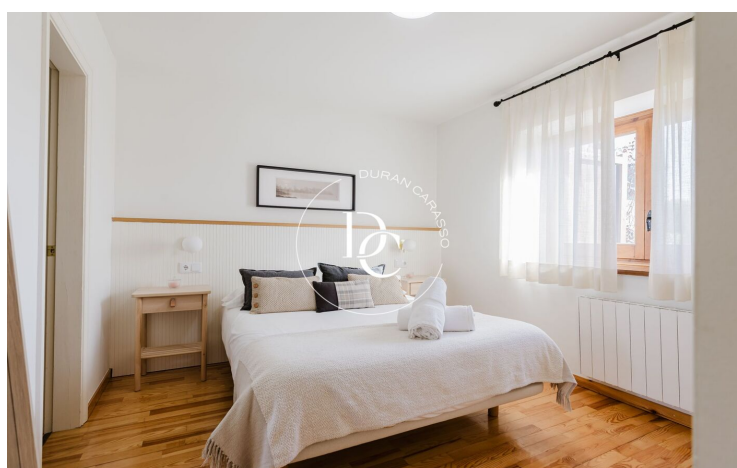
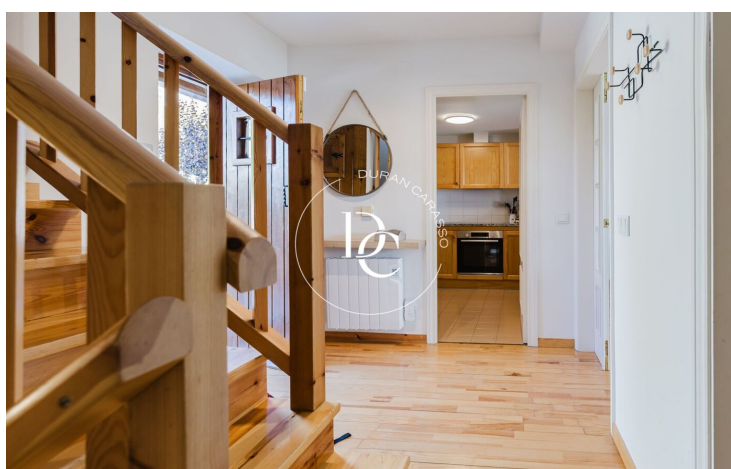
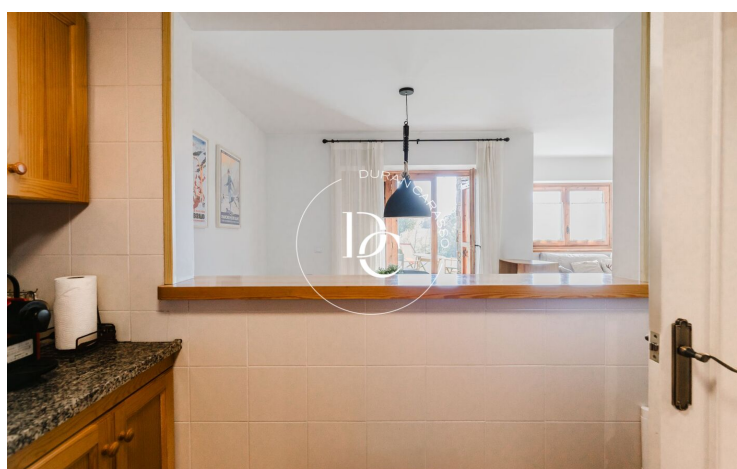
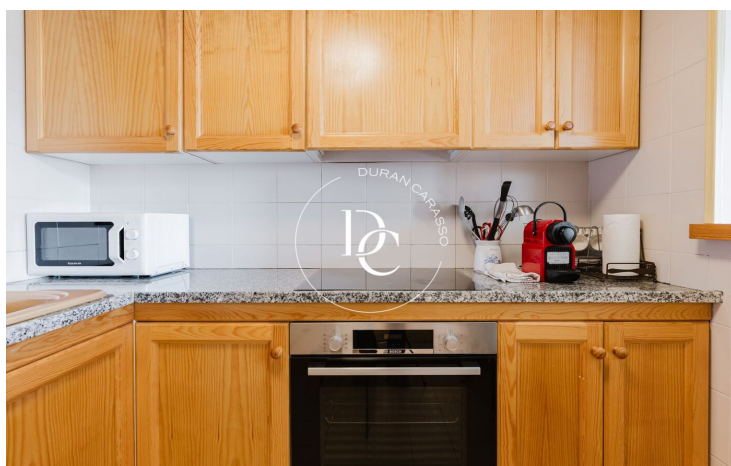
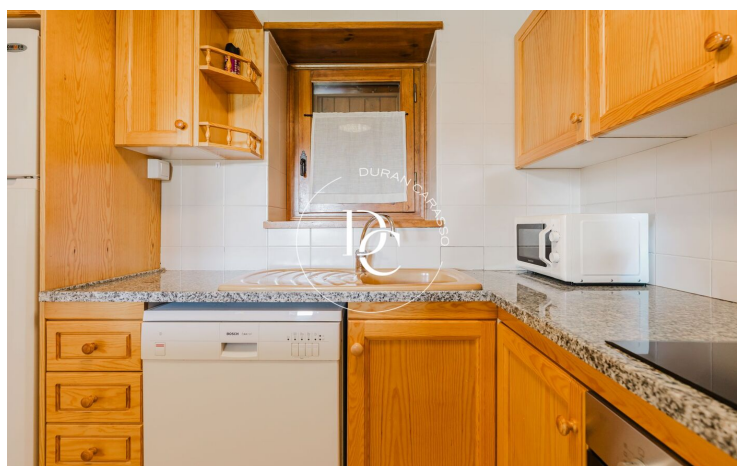
In the charming village of Ger, right in the heart of Cerdanya, you'll find this magnificent semi-detached house fully renovated in 2020. The property has a valid tourist license and can comfortably accommodate up to nine people, making it an excellent opportunity both as a main residence and as an investment.

The house features a cozy private garden of 30 m² with direct access to a large communal area. This shared space includes a swimming pool, garden, barbecue area, tennis, basketball, and football courts, as well as a children's playground, perfect for families. Comfort and leisure are guaranteed for all ages.

Inside, the property is distributed across four bedrooms, all with built-in wardrobes, three full bathrooms —one of them en suite— and an additional guest toilet. The attic is an open space with a double bed, sofas, reading area, and television, offering a warm and versatile environment.

The house is sold fully furnished, with appliances included, fireplace, alarm system, fiber optic wifi connection, and a complete laundry area equipped with a washing machine and dryer. It also includes a private parking space with direct access to the house.





The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

Contact us if you want more information or to arrange a viewing.