Durán Carasso
GRUPO INMOBILIARIO

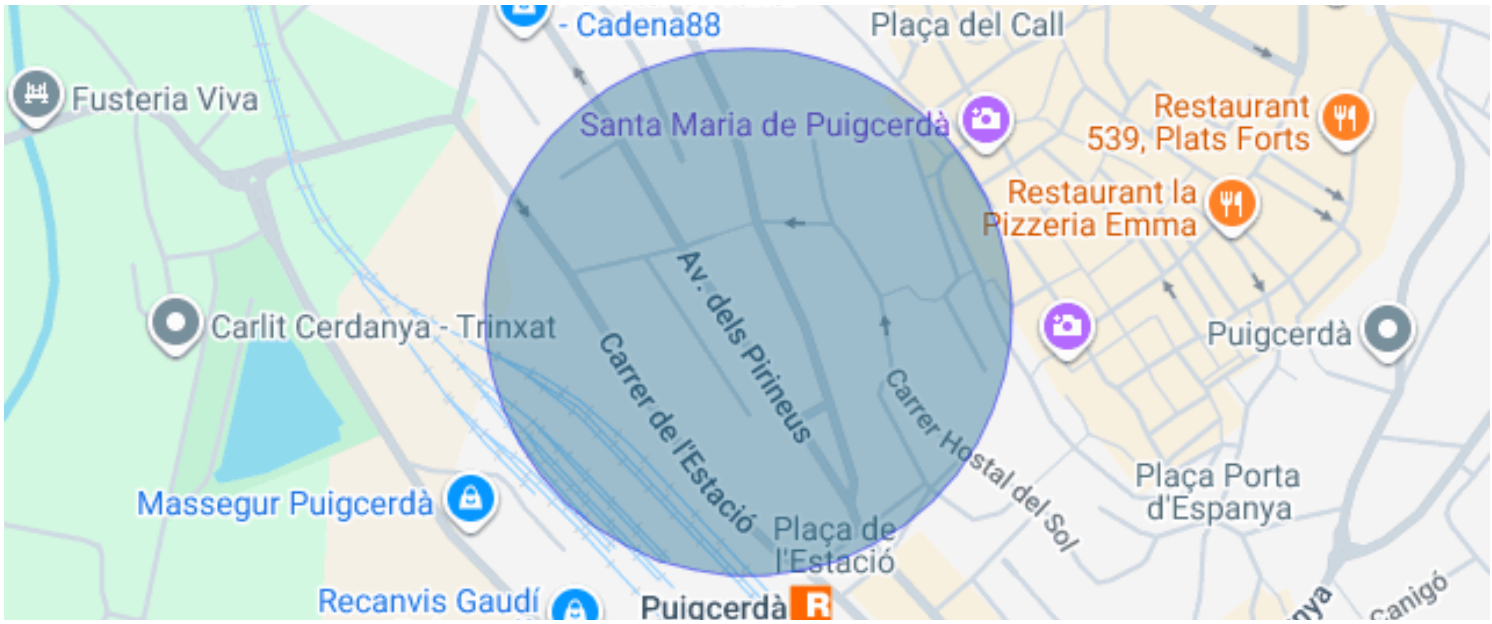


APARTMENT FOR SALE WITH TOURIST LICENCE AND PARKING IN PUIGCERDÀ

Puigcerdà / La Cerdanya

Price	€294,000
Sur. built	92 m²
Bedrooms	2
Bathroom	1
Energy classification	G
Energy performance index	320.00 kw h/m² year
Emissions rating	G
Emissions	67.00 co/m² year
Year of construction	1991
Floor	bj

- ✓ Heating
- ✓ Parking
- ✓ Storage
- ✓ Turist license



Puigcerdà / La Cerdanya

Renovated apartment for sale in Puigcerdà: 92 m², two bedrooms, tourist licence, parking space and storage room, right by the station.

Durán Carasso presents this ground-floor home, ideal both for those looking for a house in the Cerdanya and for investors who want to let it as a holiday rental from day one, thanks to its tourist licence.

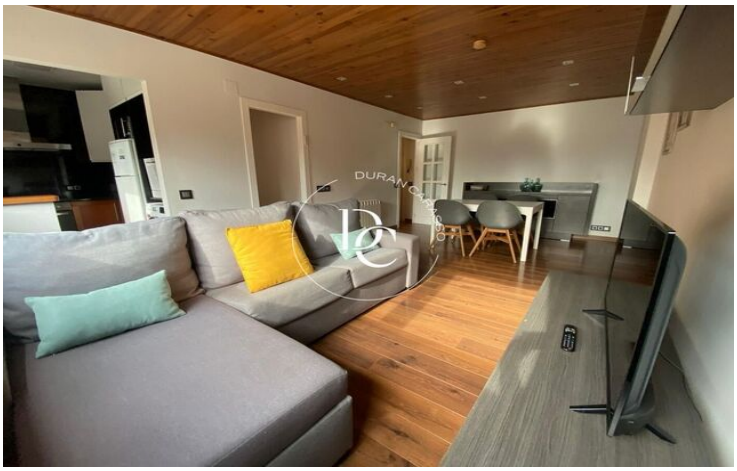
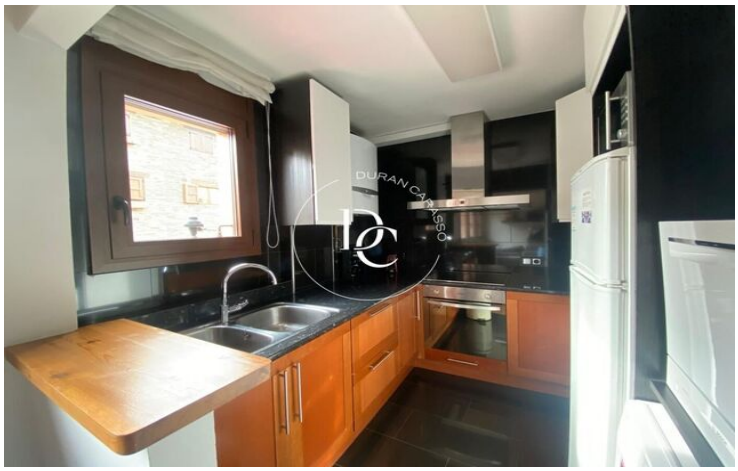
The living area brings the lounge and dining room together in a single space with a timber ceiling, wooden floors and large windows that let in the morning sun. The open-plan kitchen, with a wooden breakfast bar, is fitted with an oven, extractor hood and fridge, and has its own window.

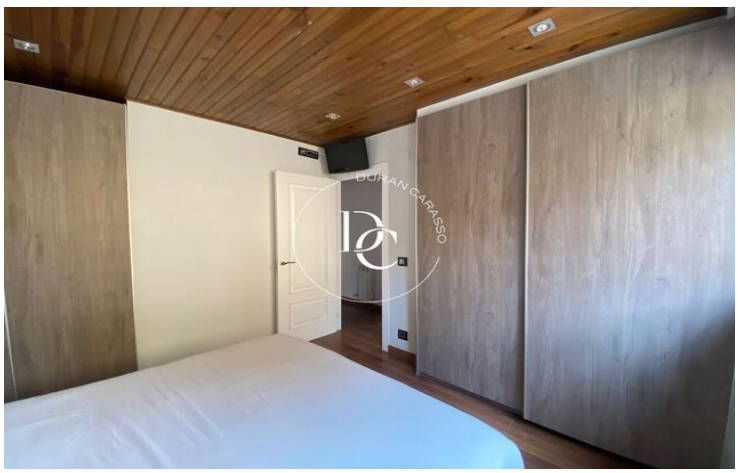
The main bedroom has a double bed, two floor-to-ceiling built-in wardrobes and windows overlooking the garden. The second bedroom, currently with a bunk bed, is perfect for children or guests. The full bathroom, with a screened shower tray and heated towel rail, completes the home.

The gas heating can be switched on remotely through a home automation system, so the house is warm when you arrive after a day on the slopes. The blinds can also be operated remotely.

The price includes a parking space and a storage room in the same building. Just a short walk away are the train station and the public lift that goes straight up to the town centre, with its shops and restaurants.



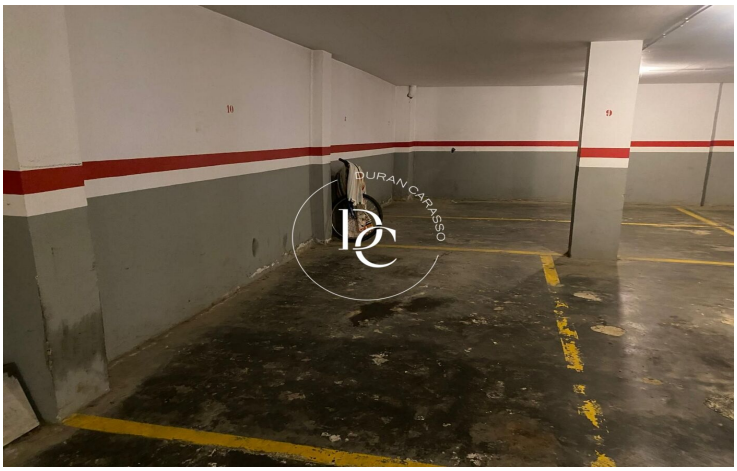














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Contact us if you want more information or to arrange a viewing.

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