

## FANTASTIC VILLA WITH TOURIST LICENSE FOR SALE IN RODA DE BERÀ

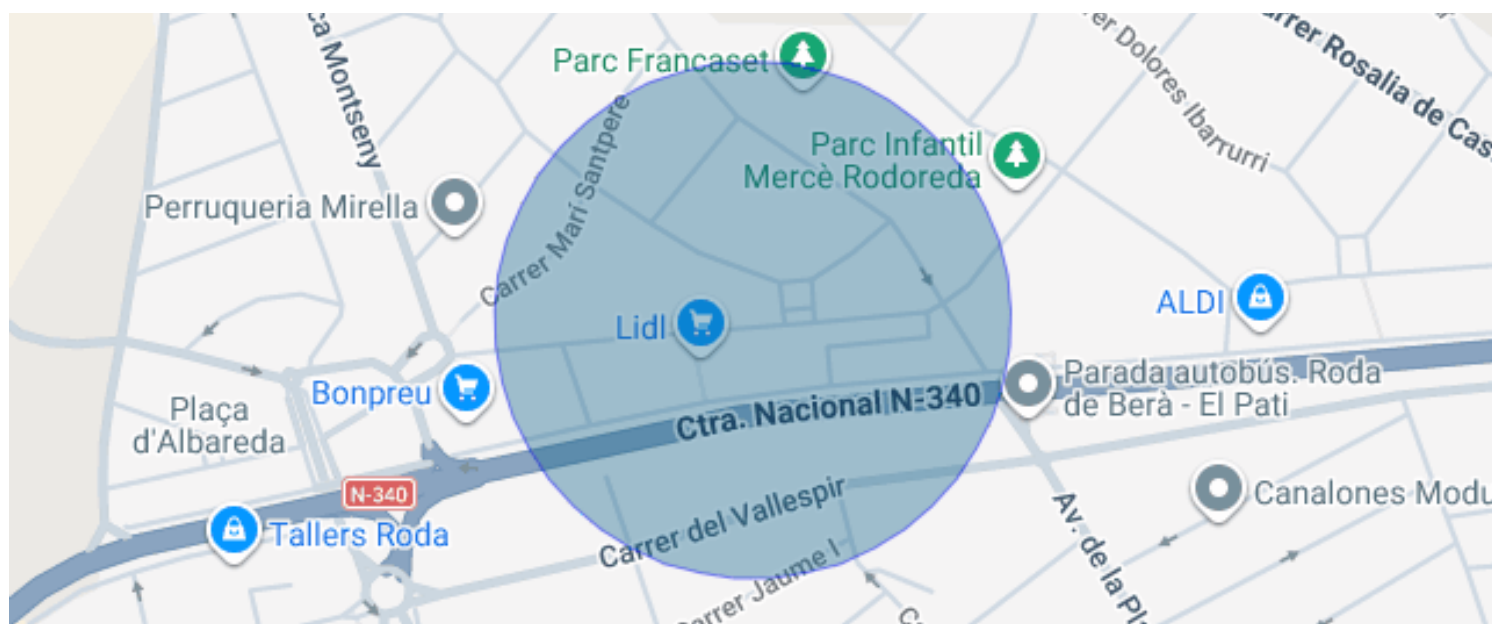
Roda de Berà

### Price

€550,000

|                       |                    |
|-----------------------|--------------------|
| Sur. util             | 120 m <sup>2</sup> |
| Bedrooms              | 3                  |
| Bathrooms             | 2                  |
| Plot                  | 400 m <sup>2</sup> |
| Energy classification | Pending            |
| Emissions rating      | Pending            |

- ✓ Air conditioning
- ✓ Backyard
- ✓ Built in closets
- ✓ Tourist license
- ✓ Heating
- ✓ Parking
- ✓ Outside



## Roda de Berà

Durán Carasso presents this wonderful semi-detached house located in the El Francaset area of Roda de Berà, on the Costa Daurada and just minutes from the beach.

The property offers approximately 120 sqm on a private plot of around 400 sqm, with outdoor spaces designed for year-round enjoyment. The garden area, private swimming pool and barbecue terrace create an ideal setting for relaxing and outdoor living.

Inside, the house features a bright and functional open-plan living-dining area with a fully equipped kitchen, designed for comfortable everyday use.

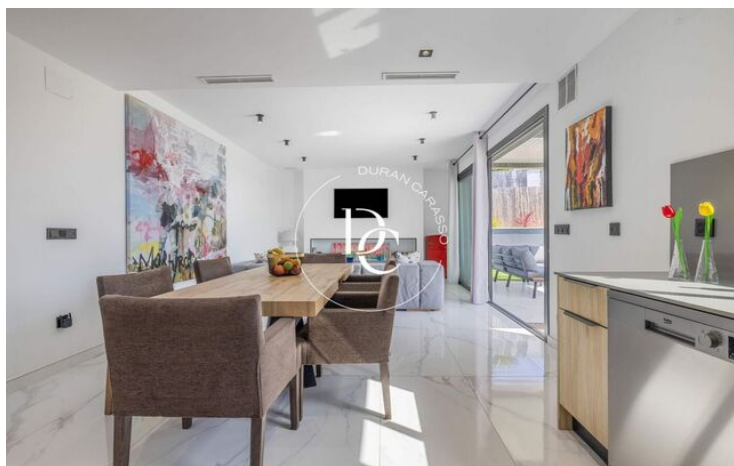
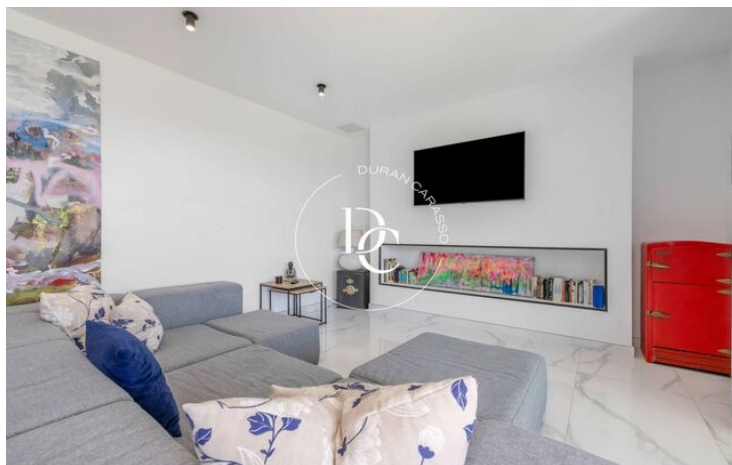
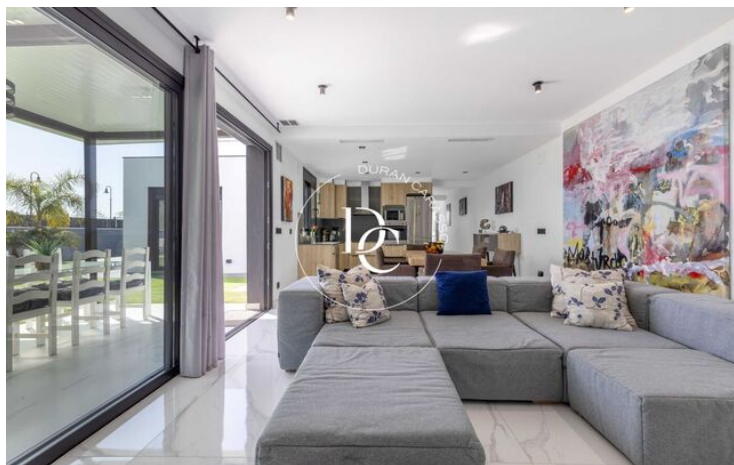
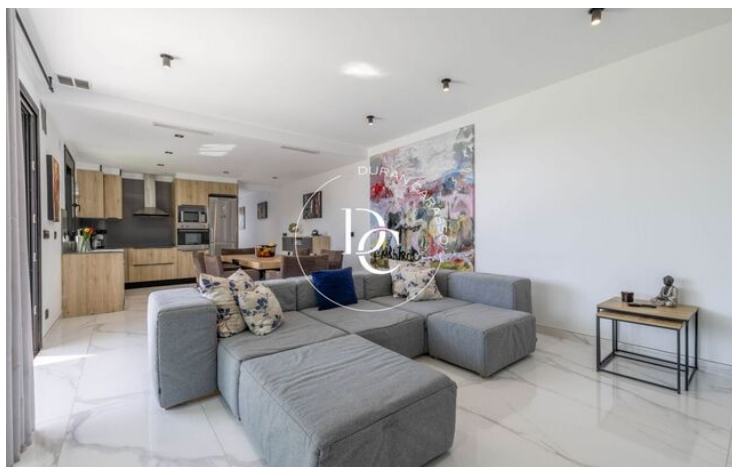
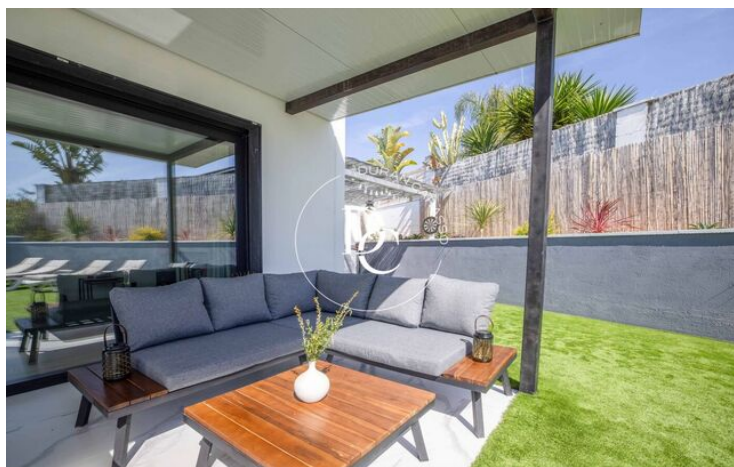
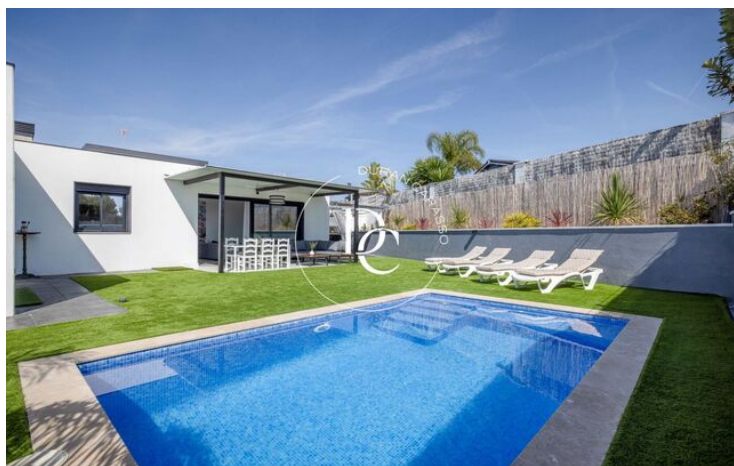
The sleeping area includes three double bedrooms, one of them an en-suite, as well as a second full bathroom.

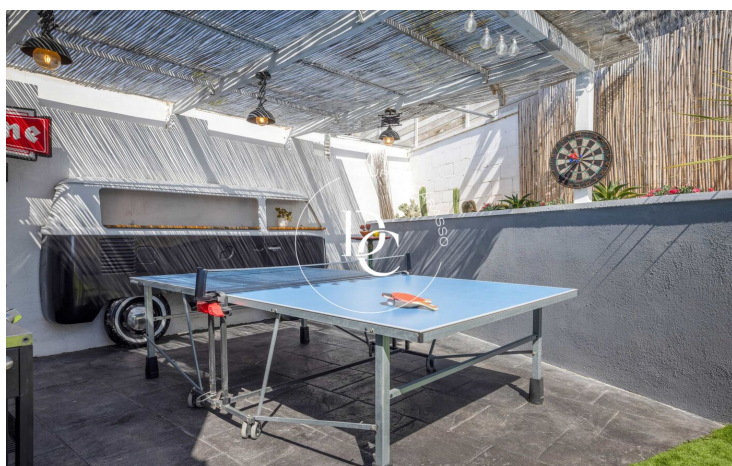
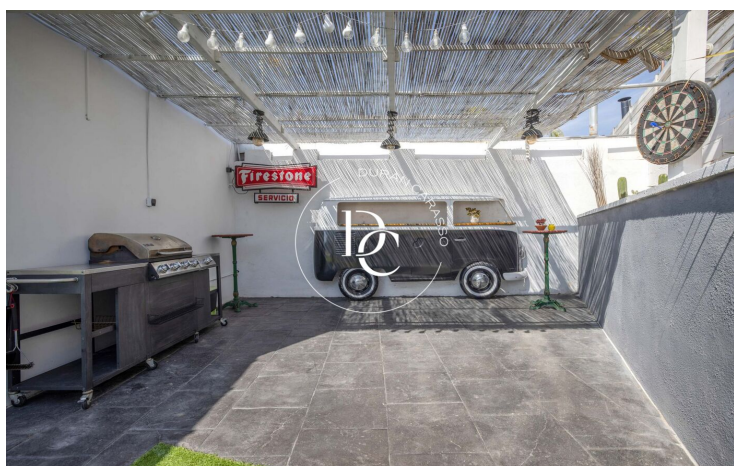
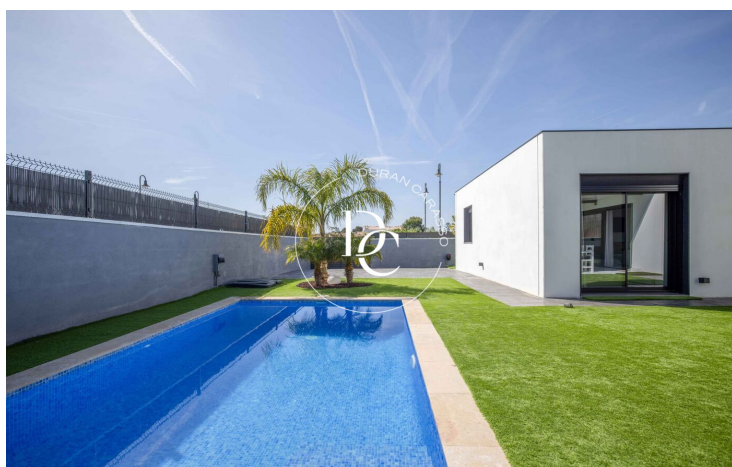
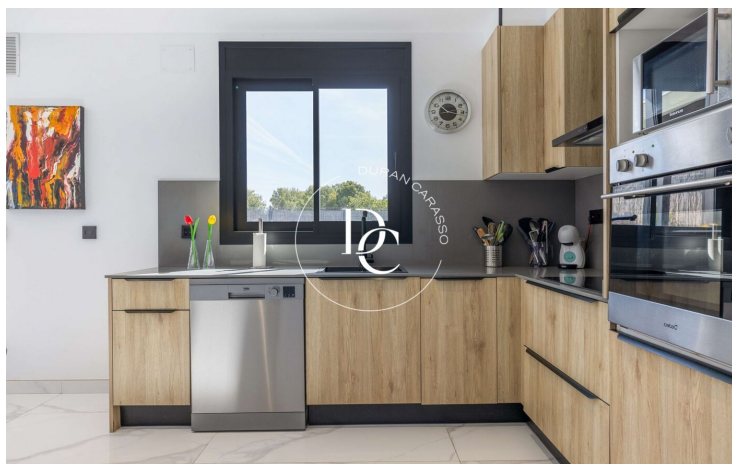
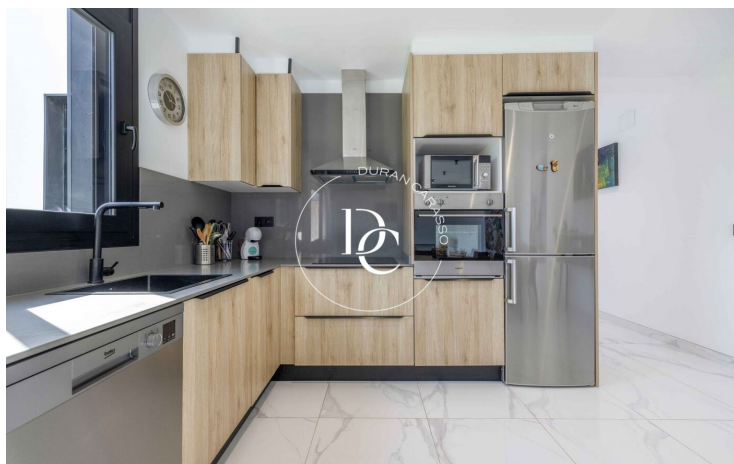
The house is equipped with air conditioning, heating, fiber optic internet and an electric vehicle charger, providing modern comfort and convenience. Private parking is also included.

One of the property's key added values is that it comes with a valid tourist rental license, making it an excellent opportunity both as a private residence and as an investment property. Thanks to its location and features, it may achieve an estimated return of up to 10% and annual revenues of up to €60,000.

Its location is especially attractive thanks to its proximity to Cal Guinovart beach, local services and excellent connections to Tarragona, Sitges and Barcelona. Leisure destinations such as PortAventura World and Ferrari Land are also nearby.

There is also the possibility of acquiring the adjoining property together for a total price of €950,000, representing a substantial discount compared to purchasing both properties separately, making it a highly attractive option for families or investment purposes.





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