

## Charming rustic townhouse for sale in Begur with patio and terrace

Sunny rustic townhouse with several rooms, restaurant and bar licence, ideally located



Impressive rustic type building located in the heart of the medieval village of Begur, in one of streets with other restaurants, bars and boutiques and approx. 2,5 km to the beaches.

The building, to update, is built on 3 different levels has a terrace and a private patio and it is possible to apply for a bar and restaurant licence from the town hall.

The building offers a reception hall, men and ladies toilets, a room, which gives access to the equipped kitchen leading to the patio.

On the 1st floor: 2 large rooms with air conditioning, one with access to a terrace leading to the patio.

On the second floor: 2 bedrooms with a large bathroom.

The building also offers iron cut fire doors, compulsory for a public space and A/C in 2 rooms.

Additional purchase fees: 10% Tax + Notary and Registry

Bedrooms	2
Bathrooms	2
Surface	150 m <sup>2</sup>
Plot surface	100 m <sup>2</sup>
E. certificate	En cours
Terrace	✓
Aacc	✓

Contact us today for more information or to arrange a viewing

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*Costa Brava*

695,000 €

Ref. R343



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