



## 230 SQM LUXURY HOUSE FOR SALE IN CENTRE, SITGES

Centre / Sitges

### Price

€1,300,000

Surface

230 m<sup>2</sup>

Bedrooms

4

Bathrooms

4

Energy classification

Pending

Emissions rating

Pending

Year of construction

1910

✓ Backyard

✓ Balcony

✓ Outside



## Centre / Sitges

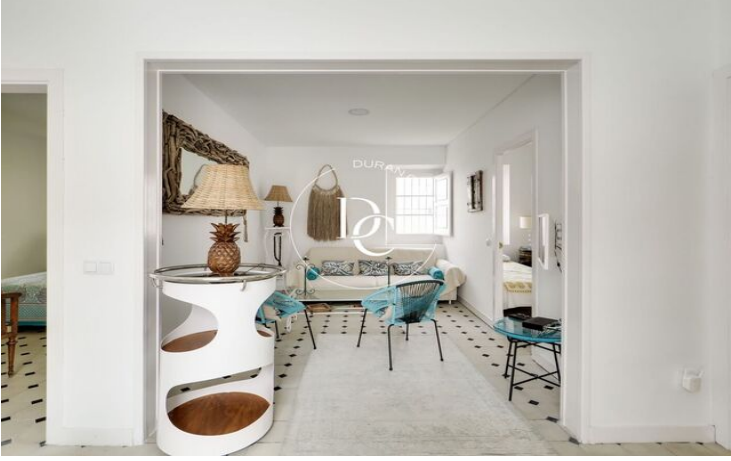
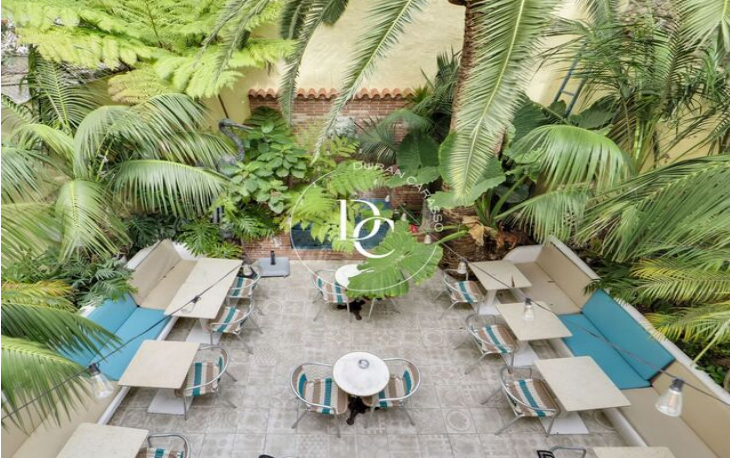
This charming corner house, located in the center of the village and facing south, offers a unique opportunity for those looking to combine business and residence in one place. On the ground floor, currently occupied by a functioning local, there is the possibility of establishing your own business while enjoying the comfort of living on the upper floors.

With three floors in total, the property boasts a versatile layout. The main entrance leads to the local on the ground floor, with access to an outdoor terrace and a tree-lined patio that creates a small oasis in the midst of urban hustle and bustle. From here, a staircase leads to the first floor, where you'll find a spacious living-dining room, two bedrooms, and a full bathroom. This floor, ideal for personal remodeling, also offers an interior balcony that connects to the terrace on the ground floor, adding an additional touch of charm.

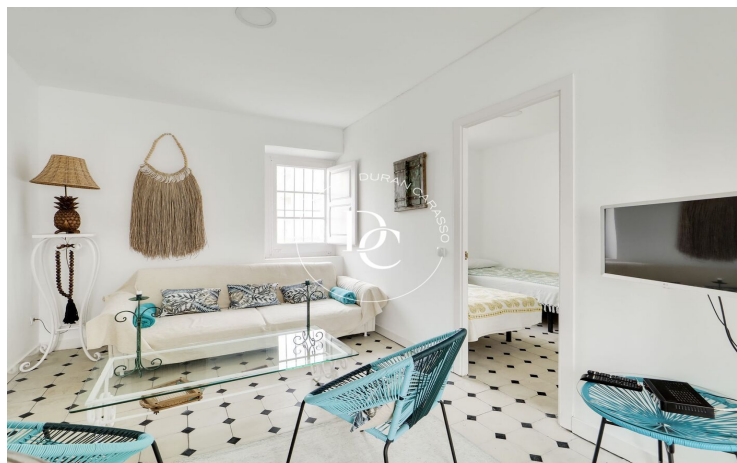
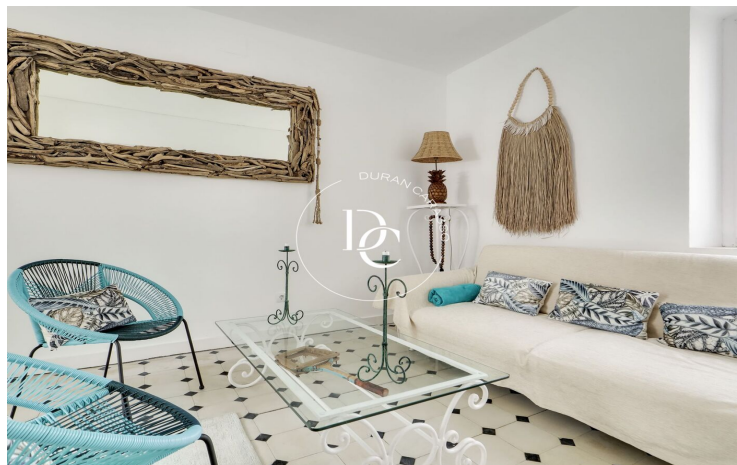
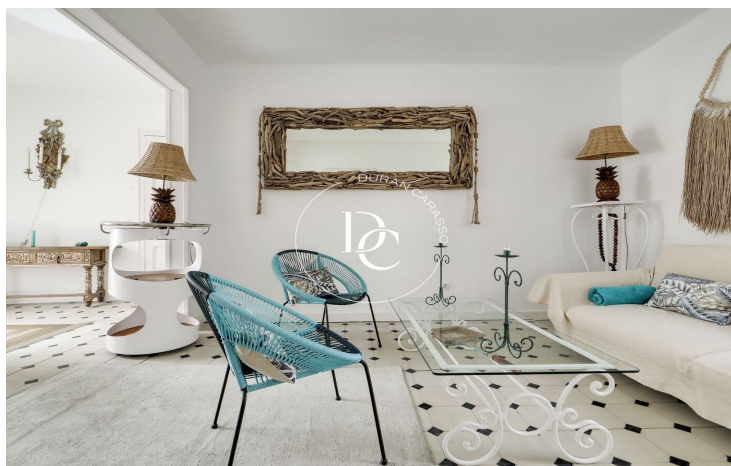
The top floor, accessible through a separate entrance, offers a bright and cozy attic. With two double bedrooms, a living room, a full bathroom, and a kitchen, this area is perfect for comfortable living. Additionally, a small south-facing terrace provides a peaceful and sunny space for outdoor relaxation.

Whether you're looking for a lucrative investment or a charming home, this property offers multiple options to meet your needs. Don't miss the opportunity to visit and discover its full potential.









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