



Fantastic House in front of the Sea in Sa Tuna

Facing the sea in the main square of Sa Tuna, we find this fantastic house with a lot of character and potential. A renovation project has been prepared that includes a complete redistribution of the ground floor. The current kitchen will be transformed into a large bedroom with a dressing room and bathroom, while the living room will be expanded by integrating with the kitchen in an open space of 43 square meters. In addition, an elevator will be installed that will connect to the upper terrace, guaranteeing accessibility for people with reduced mobility. Modifications will also be made to the first floor to optimize space and improve comfort, offering four double bedrooms, one of them en suite and the rest sharing a full bathroom. Finally, the roof porch will become an enclosed space, ideal for enjoying the panoramic views all year round. The attached images show the expected result of this reform. The estimated budget is approximately 400,000 euros, including the renovation of facilities, exterior carpentry, pavements, repair of the original hydraulic floor (where possible), installation of the elevator and rehabilitation of the roof. In addition, there is the possibility of purchasing a parking space in the Sa Tuna underground car park for a value of 50,000 euros or renting a space for 500 euros per year.

Transaction	Sale
Category	Single family house
Municipality	Baix Empordà
Surface area	216 m ²
Rooms	5
Bathrooms	3 bathrooms
Utility room/area	Yes
Land	90 m ²

913.000 €



E - 252 kWh/m²
E - 49 kg CO₂/m²