



## Hotel Nº50388 Llanca

PRICE	SQUARE	PROFITABILITY	ANNUAL INCOME
<b>2 500 000 €</b>	<b>1500M2</b>	<b>%</b>	<b>€</b>

Hotel for sale in Llançà in Alt Empordà, 60 meters from the beach. Tourist destination on the Costa Brava where cultural, museum, musical or sports routes can be taken. Highly valued by the French public for its proximity to the neighboring country.

- Constructed area: 1,500m<sup>2</sup> (not counting balconies or terraces)
- Solar area: 1,230m<sup>2</sup>
- Floors: 2 floors + 2 half floors due to the unevenness of the land
- Floor 0 - half built: garage, warehouse, storage room + 6 rooms
- Floor 1 - all built: hall, living room, reception, bar, terrace, toilet, dining room, kitchen and 12 rooms with bathroom





- Floor 2 - all built: 26 rooms with bathroom
- Attic floor - half built: roof terrace, laundry and house property
- Rooms: 44 rooms · The property is free of mortgage and charges. Up to date with payment of both what is derived from its exploitation and taxes and others. Without permanent staff. Complies with the coastal law.
  
- Price per room: €56,818/room
- Sold free of operator
- It is completely in need of renovation, but with many opportunities with a complete architectural preliminary project.
  
- Rating: key garden city 7th
  
- Permitted uses: residential, local commerce, small supermarket, offices and services, hospitality, restaurants, apartments, educational, sports, cultural, associative or religious.