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#### FOR SALE AS A COMMERCIAL LICENSE OBJECT RENOVATED INTO THE STUDIO

APARTMENT, discover the perfect blend of comfort and convenience in this cozy studio apartment. With 30 m<sup>2</sup> of well-designed fully-furnished space and a south-facing orientation for natural light, this property offers an ideal living experience. Ideally situated just a 3-minute walk from the sea, this studio is in close proximity to beach bars, town infrastructure, shops, bars, and the train station. The ground floor has a fully equipped kitchen with a washing machine, while modern amenities like air conditioning ensure a comfortable living experience. This versatile space is not only suitable for residential purposes but also offers the opportunity to create a home business. Whether you're looking to start a small business or work from home, this studio provides the perfect setting for your entrepreneurial endeavors. Embrace the simplicity and practicality of this charming studio – your ideal abode near the heart of town and a stone's throw from the beach. Welcome home to comfort and convenience!

#### MORE INFORMATION

#### BASE INFORMATION:

Bedrooms : 1  
Bathrooms : 1

#### CONVENIENCE: