



## Renovated apartment with terraces in the heart of Empuriabrava.

A bright pied-à-terre with a tourist license, just steps away from the beach and the port.

Discover this fully renovated apartment of 51 m<sup>2</sup>, ideally located in the heart of Empuriabrava, just a few minutes' walk from the beach, the marina, and all amenities. A sought-after location to fully enjoy the unique atmosphere of the marina.

The property offers a functional and pleasant layout: a comfortable bedroom, a modern bathroom equipped with an Italian shower, and a bright living room facing southwest. The fully equipped open kitchen integrates seamlessly with the living area and opens onto a 9 m<sup>2</sup> terrace, perfect for outdoor meals or enjoying a moment of relaxation in the sun.

At the back, an 8 m<sup>2</sup> patio complements the outdoor spaces. This practical area includes a laundry room and can also serve as a bicycle parking area, a real plus in this central location.

Tastefully renovated and sold ready to live in, this apartment requires no work. Furthermore, it benefits from a tourist license, offering excellent income potential for a seasonal rental investment while remaining ideal for personal use.

A rare property on the market, combining location, amenities, and brightness, to be visited without delay.

Transaktion	Verkauf
Typ	Wohnung
Ort	Alt Empordà
Fläche	51 m <sup>2</sup>
Schlafzimmer	1
Badezimmer	1 badezimmer
Terrasse	Fläche

164.900 €

