



## House with tourist license, 4 bedrooms and an 8m mooring.

House for sale, with tourist license, 4 bedrooms, and an 8m mooring.

Located in a quiet and sought-after area of Empuriabrava, along the great canal, this charming house WITH TOURIST LICENSE offers an ideal living environment between comfort and proximity to the canals. Bathed in light, it seduces from the entrance with its warm atmosphere and well-distributed spaces, designed for both primary residence and pied-à-terre use.

The living room, cozy and bright, naturally opens to the outside, creating a nice continuity between the interior and the terrace. The fully equipped kitchen is functional and perfectly integrated into the space. Overall, it offers a welcoming atmosphere conducive to relaxation and moments of socialization.

The house features four comfortable bedrooms, offering numerous distribution possibilities to accommodate family and guests. Two bathrooms complete the property, providing practicality and comfort in daily life. The house also has air conditioning in all rooms.

Outside, the terrace constitutes a true additional living space. It allows you to fully enjoy the Mediterranean climate, whether for outdoor meals or relaxation moments. In front of the house, you can enjoy a community mooring. Additionally, the property has a private mooring of just 8m x 4m, a true attraction for boat lovers.

A covered private parking space completes the features of this property.

Finally, the house has a tourist license, representing an excellent investment opportunity with great rental potential in this highly demanded area.

Combining tranquility, functionality, and a privileged location, this property represents a rare opportunity in Empuriabrava, ideal for fully enjoying life by the canal.

Contact us now to schedule a visit or get more information!

The indicated price does not include taxes or costs derived from the sale (ITP or VAT, notary, property registration, and agency fees).

The real estate brokerage fees are included in the price.

The property is sold as is.

The information provided is for guidance and may be subject to errors or unintentional omissions.

Transaktion	Verkauf
Typ	Haus mit Liegeplatz
Gemeinde	PORT CURICCAN, Empuriabrava, Alt Empordà
Wohnfläche	125 m <sup>2</sup>
Nutzfläche	122 m <sup>2</sup>
Bewohnb. Zeugnis	CHG0276512001
Zustand	Guter Zustand
Schlafzimmer	4
Badezimmer	2 badezimmer
Parking	Ja
Terrasse	Ja
Anlegesteg	Ja
Klimaanlage	Ja
Möbliert	Ja

475.000 €

