

## commercial for sale Empuriabrava, Alt Empordà



Premises in Empuriabrava's Delta Muga sector, offering versatile possibilities, 100m from the beach. This 98 m<sup>2</sup> premise is located in the Delta Muga sector and offers versatile possibilities. The premises has two entrances and, on one side, a small office with storage space and a toilet. Along the hallway are a bathroom with a shower, a cold storage room, a small bedroom, and a large room that serves as a living/dining room. There is also a functioning and equipped kitchen. Furthermore, the second entrance to the premises is located directly off this room. There is the potential to open a business, such as an ice cream parlor. There is a small terrace in front of the premises. We would be happy to show you this beachfront premise. Real estate agency fees are included in the price. The price does not include taxes or expenses arising from the sale and purchase. The buyer shall bear the following costs: Property Transfer Tax (ITP), notary fees, Land Registry fees and, where applicable, financing costs.

### property details

Spanishestate **6318023**  
id:  
reference:: **KCSP-323**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **commercial**  
rooms: **6**  
property surface: **110 m2**  
surface plot: **- m2**  
price: **€ 159.000**

### contact

real estate agent: **Villas Mondragon**  
name: **Maria Mondragon**  
spreek: **English, French, Spanish**  
telefoon: **not available**