

## villa for sale Empuriabrava, Alt Empordà



Certificado Energético: 4HNFV3MCL This charming 30-square-meter house has been fully renovated, offering modern, open spaces filled with natural light. On the ground floor, you'll find a living-dining area connected to an open kitchen, perfect for relaxing and enjoying time with family and friends. The living room provides direct access to a 20-square-meter terrace, facing south, ensuring plenty of sunlight throughout the day. The terrace also features a pergola, making it ideal for outdoor enjoyment at any time, even during the sunniest hours. Upstairs, you'll find the double bedroom with its private bathroom, offering comfort and privacy. The house is sold fully furnished, ready for you to move in and enjoy from day one. Located in the quiet area of Sant Maurici in Empuriabrava, the property is just a few minutes' drive from the beach and close to supermarkets, restaurants, and public transport. Although the house is not part of a community, the surrounding land is communal and provides parking spaces for your vehicle as well as for your guests, adding an extra layer of convenience. This property is an excellent choice for both personal use and as an investment in vacation rentals. For the price of an apartment, you get an independent house without any community fees. It's a unique opportunity you won't want to miss!

### property details

Spanishstate id: **6301625**  
reference: **1942**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **1**  
property surface: **50 m2**  
surface plot: **40 m2**  
price: **€ 135.000**

### contact

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