



## House with a large south-facing terrace, located in the Sant Maurici

This charming 30-square-meter house has been fully renovated and offers open, modern, and bright spaces. On the ground floor, there is a living-dining room connected to an open-plan kitchen, creating an ideal space to relax and share moments. From the living room, you can directly access a 20-square-meter south-facing terrace, ensuring natural light throughout the day. The terrace also features a pergola providing shade to enjoy the outdoors at any time.

On the first floor, there is a double bedroom with a private bathroom, offering privacy and comfort.

Located in the quiet area of Sant Maurici, 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 includes parking spaces.

The property is sold with a tenant, meaning it is currently rented and occupied, making it an excellent opportunity for investors seeking immediate rental income.

For the price of an apartment, you get a detached house with no community fees. A unique opportunity not to be missed.

|              |   |
|--------------|---|
| Transaction  | Sale  |
| Category     | House   |
| Situation    | Sector Sant Maurici, 269, Empuriabrava, Alt Empordà |
| Built area   | 50 m <sup>2</sup>                                   |
| Useful area  | 30 m <sup>2</sup>                                   |
| Occup. cert. |   |
| Condition    | Good condition                                      |
| Rooms        | 1   |
| Bathrooms    | 1 bathroom  |
| Parking      | Yes   |
| Terrace      | 20 m <sup>2</sup>                                   |
| Plot         | 40  |
| Furnished    | Yes   |

# 135.000 €



