



???? Charming house next to the river in Sant Llorenç de la Muga - Ideal as a home or tourist project!

Unique property in the middle of nature, with ample spaces, own land and direct access to the river, this is your opportunity. Located in Sant Llorenç de la Muga, one of the most authentic towns in the Alt Empordà, this ground floor house of 224m² built on a plot of 510m² combines a privileged location, privacy and a huge potential for reform. A TOURIST LICENSE CAN BE APPLIED FOR

????? Comfortable and bright interior distribution The house has 4 spacious bedrooms, a large main living room with fireplace, a very bright second living room, a spacious kitchen with dining area and a full bathroom. All spaces retain a classic style that can be completely renovated to taste, starting from a solid and well-distributed structure.

???? Extras: garage and basement storage room It includes a private garage with independent access and a storage room in the basement, perfect as a warehouse or multipurpose area.

???? Exteriors with direct access to the river The house has large terraces that offer pleasant views of the natural surroundings, as well as a front terrace with a barbecue perfect for gatherings. An exceptional point is the private access to the river via stairs that connect directly from the garden - a very rare feature.

???? Quiet location and well communicated Located in a dead-end street at the end of the urban core, with access restricted in summer by the historic bridge of Sant Llorenç. A very quiet area, inhabited all year round, ideal both as a regular residence and as a second home.

???? Services and facilities The house is currently supplied from a community well shared by only 4 houses, but it already has pre-installation to connect to the public water supply. The building needs comprehensive reform, which represents a perfect opportunity to create a modern space adapted to current needs.

???? Keep in mind! A tourist use license can be legally requested, which opens up the possibility of exploiting the property as a rural accommodation or holiday business. An increasingly valued aspect in natural areas of high interest like this one.

???? A property with soul, ideal for living, resting or investing.

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	224 m ²
Rooms	4
Bathrooms	1 bathroom
Garage	Yes
Utility room/area	Yes
Terrace	Surface area
Garden	Surface area

370.000 €

