



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

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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                                                   |
| Work category | New construction                                        |
| Situation     | Sector Sant Maurici 269 null, Empuriabrava, Alt Empordà |
| Built area    | 50 m <sup>2</sup>                                       |
| Useful area   | 30 m <sup>2</sup>                                       |
| Condition     | Good condition                                          |
| Rooms         | 1                                                       |
| Bathrooms     | 1 bathroom                                              |
| Parking       | Yes                                                     |
| Terrace       | 20 m <sup>2</sup>                                       |
| Garden        | 20 m <sup>2</sup>                                       |
| Plot          | 40 m <sup>2</sup>                                       |
| Furnished     | Yes                                                     |

135.000 €

