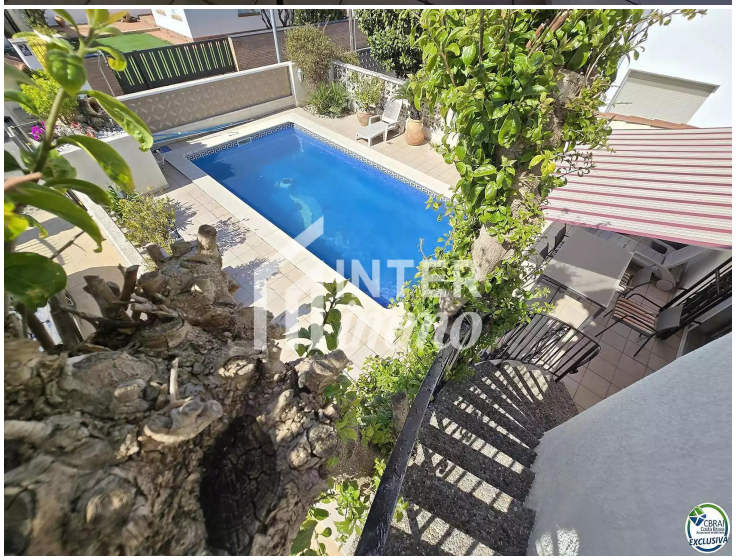
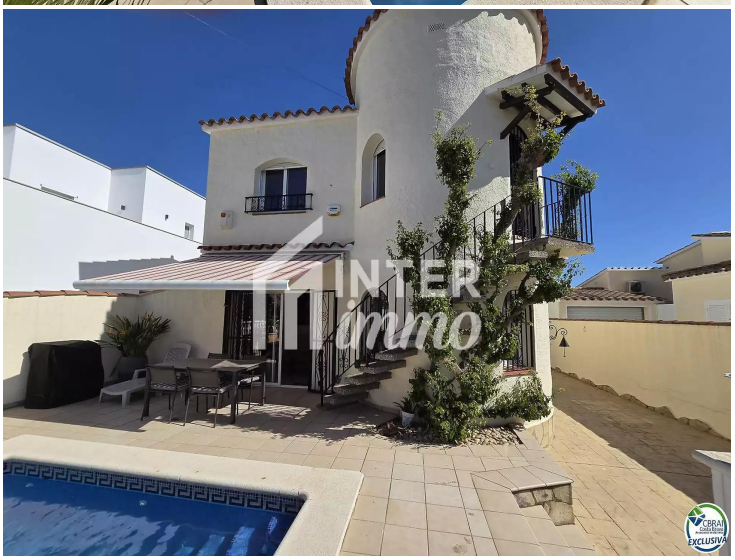








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ref. 6458

House with pool and tourist license - Peni area

Located in Empuriabrava, this property in excellent condition benefits from a tourist license, making it a perfect investment opportunity or a second home with rental potential.

The ground floor features a bright living area with open kitchen and bar, a suite with walk-in shower, separate WC, and a utility room.

Upstairs, an independent apartment includes a living room with terrace access, a bedroom, a kitchenette, and a bathroom — ideal for guests or rental use.

Outside, enjoy a swimming pool (6.5 x 3.5 m), a charming courtyard with a lemon tree, outdoor shower, garage with workshop, and parking for several vehicles.

Features: air conditioning throughout, double glazing, alarm system.

Another key feature: the property is located just 100 meters from a marina, with the possibility to rent a mooring (7–10 meters) through the harbour office — ideal for boating enthusiasts.

Annual fees:
Property tax= 600€
Rubbish tax= 300€

Transaction	Sale
Category	House
Situation	Carrer Pení 120b, Empuriabrava, Alt Empordà
Built area	157 m^2
Useful area	90 m^2
Condition	Good condition
Rooms	2
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	327 m^2
Furnished	Yes

495.000 €



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