



## Charming House renovated in 2024 and ready to move in

This charming 40-square-meter house has been completely renovated in 2024, offering modern, open, and light-filled spaces spread across two floors. On the ground floor, you'll find a living-dining room connected to an open kitchen, creating an ideal space for relaxing and sharing moments. There is also a bedroom on this level, providing convenience and comfort. From the living room, you have direct access to a 15-square-meter terrace facing southwest, which receives natural light for most of the day. The terrace features a pergola with an awning for shade and comfort at any time.

On the upper floor, the main bedroom includes a full bathroom with a shower, offering privacy and comfort. The house is fully furnished and ready for immediate move-in.

Located in the quiet Sant Maurici area of Empuriabrava, the property is just a few minutes by car from the beach and close to supermarkets, restaurants, and public transportation. Although the house is not part of a community, the surrounding land is communal and offers parking spaces for your car and those of your guests, adding extra convenience.

This is an excellent choice for those seeking a personal residence or an investment for vacation rentals. For the price of an apartment, you get an independent house without community fees. A unique opportunity you won't want to miss!

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	40 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Terrace	Surface area
Land	30
Furnished	Yes

142.000 €

