



## 2-bedroom apartment with canal view and tourist license.

47 m<sup>2</sup>, wooded communal garden, and peaceful surroundings.

Located in a quiet area, this 47 m<sup>2</sup> apartment offers a pleasant living environment with a view of the canal, ideal for enjoying the peaceful surroundings.

The property consists of two bedrooms, a modern bathroom equipped with an Italian shower, as well as a living room with a fully equipped kitchen. The layout is functional and well-distributed, allowing for comfortable daily use.

The apartment also benefits from access to a communal garden with trees, providing a green and pleasant outdoor space for relaxation.

Equipped with a tourist license, this property offers great flexibility of use in a highly sought-after area.

A complete apartment that combines tranquility, views, and amenities, ideal for enjoying the sweetness of living by the canal.

The indicated price does not include taxes or expenses related to the sale (ITP or VAT, notary, property registration, and management agency).

Real estate brokerage fees are included in the price. The property is sold in its current state.

The information provided is indicative and may be subject to errors or unintentional omissions.

Transaction	Sale
Category	Apartment with canal view
Situation	EDIFICIO ALBION SEGRE, 3/4, Empuriabrava, Alt Empordà
Built area	47 m <sup>2</sup>
Useful area	39 m <sup>2</sup>
Occup. cert.	CHG00561515001
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Mooring	Yes
Air conditioning	Yes
Furnished	Yes

210.000 €

