



## House for sale in Empuriabrava

Mediterranean villa refurbished in the heart of Empuriabrava.

Magnificent home located in the heart of Empuriabrava, a privileged location that allows you to enjoy all services, and the beach just a few minutes walk away. With 120 m<sup>2</sup> built, the house is comfortably and functionally distributed: On the ground floor, a bright living-dining room with an open kitchen, creating a modern and welcoming space ideal for sharing moments with family or friends. This floor also has a guest bathroom and direct access to the garage. On the first floor, there are 3 bedrooms, all with good natural light entry, and a full bathroom serving the night area. The property sits on a 331 m<sup>2</sup> plot. The land is suitable for a swimming pool, offering the possibility to build a private pool and design a customized garden, turning this house into a true oasis in the heart of Empuriabrava. Additionally, the property has a tourist license, making it an excellent investment opportunity with high profitability in one of the most sought-after areas of the Costa Brava. Ideal as a primary residence, second home, or investment with immediate return.

Price: **550.000 €**

Transaction:	Sale	Category:	House
Situation:	BADIA, Empuriabrava, Alt Empordà	Built area:	120 m <sup>2</sup>
Useful area:	100 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Garage:	Yes	Terrace:	Yes
Central heating:	Yes	AA/CC:	Yes
Plot:	331 m <sup>2</sup>		