



## Fisherman's house with mooring and tourist license in Empuriabrava

Prime location on the main canal, ideal for investment or as a second home ????????? Español

We present this charming fisherman's house located on the main canal of Empuriabrava, an excellent opportunity both as an investment thanks to its tourist license and as a second home.

The property offers a comfortable layout with 4 bedrooms, ideal for hosting family and guests. Its two terraces allow you to enjoy the sun throughout the day in a privileged waterfront setting.

The spacious and bright living room features a fireplace, creating a warm and cozy atmosphere, while the fully equipped kitchen is designed for practical everyday living.

Outside, boating enthusiasts will appreciate the private 8 x 3 m mooring in a

Price: **445.000 €**

pleasant environment, as well as access to a communal mooring on the main canal – a real advantage in this area.

The property also includes air conditioning and a private parking space, ensuring year-round comfort.

Located in a quiet residential area just 1 km from the beach, this home is perfect for enjoying the Costa Brava lifestyle in complete peace.

**A property with great rental potential not to be missed!**

Transaction:	Sale	Category:	House with mooring
Situation:	Port currican, Empuriabrava, Alt Empordà	Built area:	125 m <sup>2</sup>
Useful area:	90 m <sup>2</sup>	Occup. cert.:	CHG0276512001
Condition:		Rooms:	4
Bathrooms:	2 bathrooms	Mooring:	Yes
Plot:	125 m <sup>2</sup>		