ref. V481



Charming Fisherman's House with Tourist Rental Licence on Empuriabrava's Main Canal

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

Discover this charming fisherman's house, ideally located on the main canal of Empuriabrava. This property is an excellent opportunity both for property investors and for those looking for a family holiday home. Thanks to its tourist rental licence, the property also offers the opportunity to generate income through holiday rentals.

The house features 4 bedrooms, providing comfortable accommodation for family and friends. Its two terraces are perfect for enjoying the sunshine throughout the day and relaxing by the canal.

The spacious and bright living room features a fireplace, creating a warm and inviting atmosphere. The fully equipped kitchen offers everything needed for a comfortable stay. Air conditioning is also available to ensure comfort during the

Price: **390.000 €**

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warmer summer months.

The property benefits from a communal mooring on the main canal, making it particularly appealing to boating enthusiasts and those who enjoy living by the water.

Located in a peaceful residential area, just 1 km from the beach, this property is perfectly positioned to enjoy the Mediterranean lifestyle and everything the Costa Brava has to offer.

The 8-metre mooring and a private parking space are available as optional extras for an additional €25,000.

An attractive investment opportunity in Empuriabrava, combining charm, a privileged location and rental income potential thanks to its tourist rental licence.

Transaction:	Sale	Category:	House with mooring
Situation:	Port currican, Empuriabrava, Alt Empordà	Built area:	125 m^2
Useful area:	90 m^2	Condition:	
Rooms:	4	Bathrooms:	2 bathrooms
Mooring:	Yes	Plot:	125 m^2