ref. BHS-A-E322



# Apartment for Sale with tourist license and Canal Views in Empuriabrava

Apartment for Sale with Canal Views and Terrace in Empuriabrava

Enjoy the sunshine, canal views and Mediterranean lifestyle in Empuriabrava

Looking for an apartment for sale in Empuriabrava with canal views, a large south-facing terrace and a boat mooring? This charming 42 m² property combines natural light, comfort and a peaceful residential setting. It also has a tourist rental licence, an additional feature for those wishing to enjoy the Costa Brava and explore the potential for holiday rentals.

The apartment features a pleasant living area, a kitchen, one bedroom and a bathroom with a shower. Its south-facing orientation allows plenty of natural light throughout much of the day, while the large terrace overlooking the canal provides the perfect space for outdoor dining, relaxing in the sunshine and enjoying the surroundings. The property also benefits from double glazing and air conditioning for year-round comfort. It includes a 7 x 2.50 m boat mooring and a private parking

Price: **191.000 €**

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space, both shared with the owner of a neighbouring apartment. On-street parking is also readily available directly in front of the building.

Located in a residential area of Empuriabrava, surrounded by houses, this apartment offers a peaceful setting and the distinctive nautical lifestyle for which the town is known. Famous for its navigable canals and proximity to the beaches of the Costa Brava, Empuriabrava is an attractive destination for both holidays and second-home ownership. The tourist rental licence may provide additional appeal for investment purpose.

Would you like to discover this apartment with canal views in Empuriabrava? Contact us for further information or to arrange a viewing and explore the property's full potential.

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| Transaction: | Sale | Category: | Flat / appartment |
| Situation: | SC EBRE/PORT SIRENA, Empuriabrava, Alt Empordà | Built area: | 42 $m^2$ |
| Condition: | Good condition | Rooms: | 1 |
| Bathrooms: | 1 bathroom | Parking: | Yes |
| Terrace: | Yes | Mooring: | Yes |
| AA/CC: | Yes | | |