



## **GREAT OPPORTUNITY! Fantastic apartment with tourist license and lake view.**

**2-bedroom apartment, mooring, parking space, and community pool.**

This apartment for sale is located on the third floor (no elevator) in one of the best communities in Empuriabrava with a beautiful view of Lake Sant Maurici.

Upon entering, to the left there is a double room with two single beds (90x200) with bedside table, lamp, and fan. Next is a complete bathroom with shower and sink. Further on is the open kitchen, which has a bar with three chairs and is equipped with a dishwasher, washing machine, oven, microwave, coffee maker, toaster, kettle, juicer, fridge, and freezer.

The living room has a reversible air conditioning system, two sofas, a coffee table, and a TV with international channels.

From the living room, there is access to the terrace where up to 6 people can dine and enjoy the beautiful views of Lake Sant Maurici. Between the kitchen and the living room, there is a hallway with a double room with two beds (90x200) with bedside table and lamps, and a bathroom with bathtub, toilet, and sink.

The apartment has internet connection and offers the possibility to purchase a

**Price: 249.000 €**

mooring and a garage not included in the sale price for €50,000.

Transaction:	Sale	Category:	Flat / appartement
Situation:	San Maurici, Empuriabrava, Alt Empordà	Built area:	82 m <sup>2</sup>
Occup. cert.:	CHG00362917001	Condition:	
Rooms:	2	Bathrooms:	2 bathrooms , 1 toilet
Garage:	26 m <sup>2</sup>	Terrace:	8 m <sup>2</sup>
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Furnished:	Yes
Mooring:	8x3 m		