



**Cozy apartment with a tourist license and private terrace.**

Fully equipped and ready to rent or enjoy an excellent vacation.

Ground floor apartment with tourist license and lake views – High profitability in Empuriabrava

For sale is this charming ground floor apartment, located in a quiet and highly desirable area of Empuriabrava, with privileged views of Lake Sant Maurici.

The property features a cozy double bedroom with a fitted wardrobe and a modern bathroom with shower, sink, and vanity unit. The open-plan kitchen to the living-dining room has been completely renovated and is equipped with quality appliances: oven, dishwasher, fridge, and freezer, offering a functional and contemporary space.

From the bright living room, you access a magnificent private terrace, perfect for relaxing, enjoying outdoor meals, or sharing pleasant moments, with direct access

**Price: 170.000 €**

to the communal pool.

Extras: reversible air conditioning, double glazing, awning, security grills, and fitted wardrobes.

The property has a valid tourist license, making it an excellent investment opportunity with demonstrable high profitability, as well as being perfect as a second home.

A unique opportunity to enjoy or invest in one of the most attractive areas of the Costa Brava.

Transaction:	Sale	Category:	Flat / apartment
Situation:	Sant Maurici, Empuriabrava, Alt Empordà	Built area:	83 m <sup>2</sup>
Occup. cert.:	CHG01249317001	Condition:	
Rooms:	1	Bathrooms:	1 bathroom
Terrace:	20 m <sup>2</sup>	Central heating:	Yes
AA/CC:	Yes		