

House to renovate just steps from the beach for sale in Empuriabrava. Your chance to create the dream home!

Perfect villa for investors, just 500 meters from the beach. Opportunity to renovate and customize to your taste. Transform this space into your ideal home or an attractive rental! Don't miss this opportunity.

House situated on a 564 m² plot, this property complies with all current urban regulations, providing opportunities for future extensions. The large land also allows for the installation of a swimming pool, increasing the property's appeal.

With a built area of 249 m², of which 189 m² are usable, the distribution is as follows:

The house has two floors; on the ground floor, we find 135 m² that includes a hall, a bright living room, a kitchen with a pantry, a bathroom with a shower, one double bedroom, and a large terrace. On the first floor, which has 53 m², there are two double bedrooms, including a

422.000 €



249 m²



564 m²



Yes



Yes



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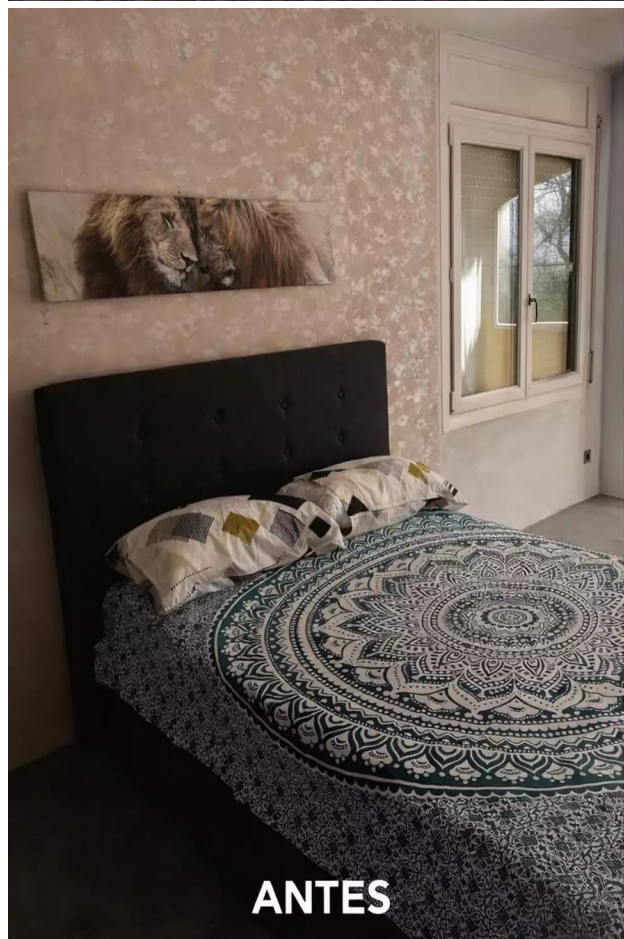
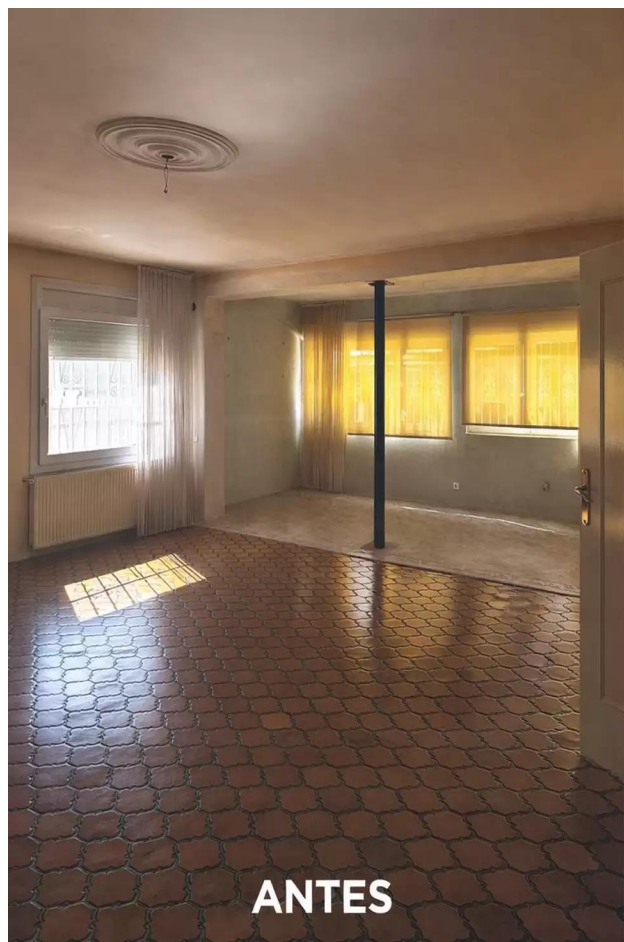
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master suite with a private bathroom, both with access to covered terraces. It also features an independent toilet and a third room, ideal for an office or children's bedroom. From this floor, you can access a rooftop terrace with panoramic 360° views of the village and the Muga River, perfect for watching sunsets.

The house includes a 24 m² garage, double glazing, an alarm system, central heating with diesel, and a south orientation.

The price indicated does not include taxes or fees (TVA, registration fees, notary fees, registration fees). The informations and surfaces are not given as titre indicatif.

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| Transaction: | Sale | Category: | House |
| Situation: | Empuriabrava | Parking: | Yes |
| Terrace: | Yes | | |





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