



Charming Mediterranean villa with private pool and tourist license

Charming villa with private pool and tourist license, located in a quiet area of Empuriabrava. An ideal opportunity to enjoy and profit in a privileged setting.

If you dream of enjoying peace, privacy, and sunshine throughout the day, this magnificent property combines all the features to become your ideal home or an excellent investment on the Costa Brava. Located in a very quiet residential area of Empuriabrava, this welcoming villa stands out for its brightness, its pleasant outdoor spaces, and for having one of the highly sought-after tourist licenses, an added value that will allow you to achieve attractive returns through vacation rentals.

The property is set on a 356 m² plot and is distributed over two floors, offering comfortable and functional spaces for the whole family.

420.000 €



125 m²



356 m²



Yes



3



2



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On the main floor, you will find a spacious and bright living-dining room that opens directly onto a pleasant covered terrace, perfect for enjoying outdoor meals or relaxing at any time of the year. The independent kitchen provides comfort and functionality, while two bedrooms and a full bathroom complete this level.

The upper floor hosts a third bedroom and a second bathroom, creating an ideal space for guests or for greater privacy.

The exterior is one of the main attractions of this property. Thanks to its excellent orientation, the house enjoys sunshine throughout the day, creating a pleasant sense of well-being and filling every room with natural light. The private pool area invites you to relax and enjoy the Mediterranean climate in an intimate and pleasant setting. The large terrace surrounding the pool, finished with elegant natural stone, combines style and practicality thanks to its easy maintenance.

The property also includes a practical annex used for laundry and storage, as well as private parking space within the plot for one vehicle.

Its location is another of its strong points. Just about 200 meters away, you will find supermarkets, bars, restaurants, and essential services, while the extensive beaches of Empuriabrava are located approximately 1.7 kilometers away, allowing you to enjoy the sea in just a few minutes.

Key features:

Valid tourist license.

Private pool.

356 m² plot.

3 bedrooms.

2 bathrooms.

Bright living-dining room.

Covered terrace.

Independent kitchen.

Sun all day.

Easy-maintenance outdoor area.

Annex for laundry and storage.

Private parking within the plot.

Quiet residential area.

Services, shops, and restaurants just a few minutes away.

Empuriabrava beach approximately 1.7 km away.

An exceptional opportunity for those looking for a holiday or permanent residence, as well as

for investors seeking to acquire a property with strong rental potential in one of the most sought-after areas of Empuriabrava.

Transaction:	Sale	Category:	House
Situation:	Empuriabrava	Parking:	Yes
Terrace:	20 m ²	Central heating:	Yes
Air conditioning:	Yes	Balcony:	Yes



