







Charming house renovated in 2024, ideal for investors

This charming 40-square-metre house, completely renovated in 2024, offers open, modern and bright spaces distributed over two floors. The property is currently occupied by a tenant, making it an attractive opportunity for investors looking for a property generating rental income from day one.

On the ground floor, there is a cosy living-dining room connected to an open-plan kitchen, creating a modern and functional space that is ideal for relaxing and spending time together. This floor also includes an additional bedroom, providing a practical and comfortable sleeping area. From the living room, there is direct access to a pleasant 15-square-metre terrace facing southwest, allowing you to enjoy plenty of natural light throughout much of the day. The terrace also features a pergola with an awning, providing shade and making the outdoor space comfortable to enjoy at any time.

The first floor comprises the main bedroom and a fully equipped bathroom with a shower, offering privacy and comfort. The property is sold fully furnished and equipped, making it easy to continue renting it out or eventually use it as a private residence.

Located in the peaceful Sant Maurici area of Empuriabrava, the property is just a few minutes´ drive from the beach and close to supermarkets, restaurants and public transport. Although the house is not part of a homeowners´ association, the surrounding land is communal and provides parking spaces for your car as well as for your guests, adding an extra level of convenience.

An especially interesting opportunity for investors, as the property already has a tenant and offers the possibility of acquiring a renovated, furnished property that is currently generating rental income, without the need for any initial renovation work.

Transaction	Sale
Category	House
Situation	Sector Sant Maurici, Empuriabrava
Built area	40 m^2
Useful area	39 m^2
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Terrace	15 m^2
Plot	30 m^2
Furnished	Yes

142.000 €



















