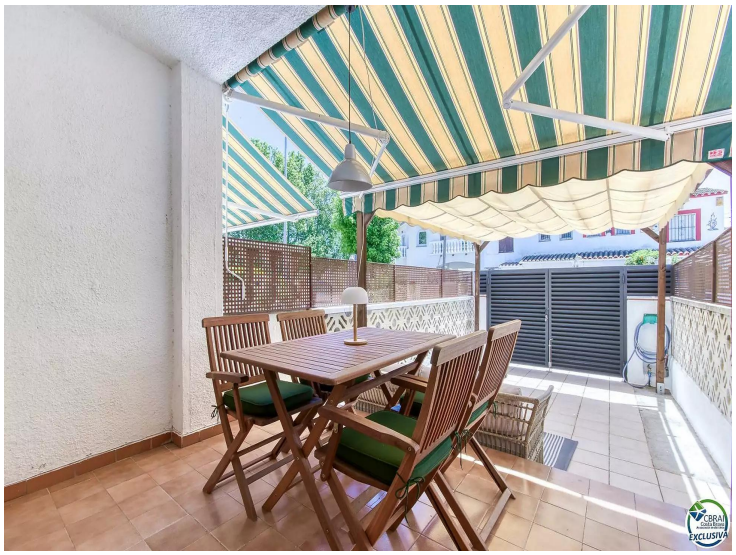
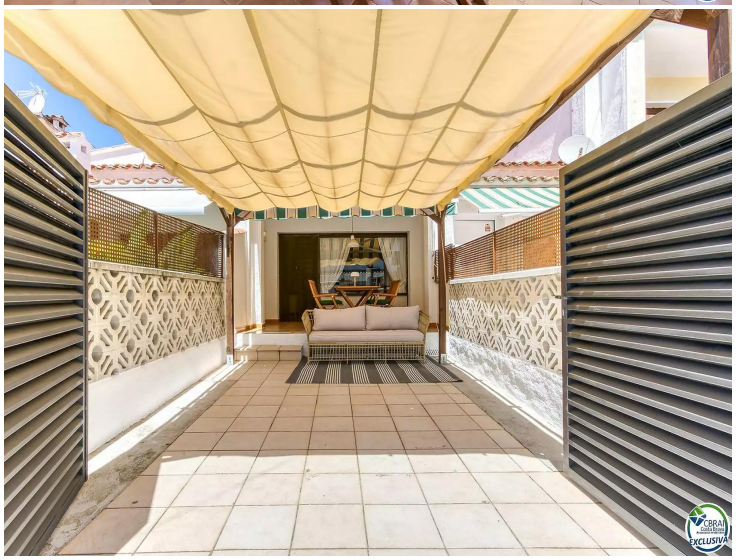
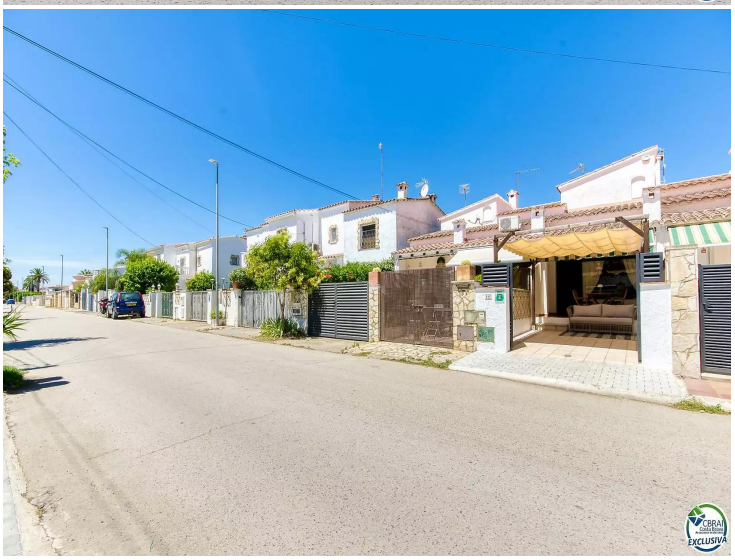








BEAUTIFUL HOUSE IN EBRE EMPURIABRAVA

? Charming townhouse in Empuriabrava – Ebre Sector

Discover this cozy townhouse, perfect for enjoying the Mediterranean lifestyle in the sought-after Ebre sector of Empuriabrava!

This practical home is distributed over two floors, offering comfort and functionality. On the ground floor, you will find a living-dining room with an open-plan kitchen and direct access to the outside, where there is a 26 m² front terrace. It also features a full bathroom with bathtub and a bright double bedroom with a built-in wardrobe, with direct access to a 10 m² rear terrace, perfect for relaxing moments.

Upstairs, the property offers an open and versatile space with one double bed and one single bed, ideal for guests or as an additional family area. This floor is complemented by a simple bathroom, adding extra convenience.

The property includes a front patio, ideal for enjoying the morning sun, and a rear patio, perfect for outdoor dining or simply unwinding.

Don't miss the opportunity to visit this charming home. It is an excellent option both for living and investing on the Costa Brava!

Stressed rental area, not a large property holder.
Energy certificate: LK7V07SNV – F / 300 Consumption – E / 58 Emissions
IBI + waste costs: approx. €400
Approximate final price: €277,000

In compliance with Law 3/2017 of February 13 of the Civil Code of Catalonia regarding consumer information in property sales, agency fees are included in the price. The indicated price does not include transaction-related costs such as notary, land registry, applicable taxes (ITP or VAT + AJD), or other costs inherent to the purchase.

Transaction	Sale
Category	House
Situation	Calle Ebre, Empuriabrava
Built area	72 m^2
Useful area	65 m^2
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Terrace	36 m^2
Furnished	Yes

249.000 €





