



## ???? Charming house next to the river in Sant Llorenç de la Muga - Ideal as a home or tourist project!

**\*\*Unique property surrounded by nature, with generous spaces, private land and direct access to the river — this is your opportunity.\*\*** Located in Sant Llorenç de la Muga, one of the most authentic villages in Alt Empordà, this single-storey house of 224 m<sup>2</sup> built on a 510 m<sup>2</sup> plot combines a privileged setting, privacy and huge renovation potential.  
**\*\*TOURIST LICENSE CAN BE APPLIED FOR\*\***

????? **\*\*Comfortable and bright interior layout\*\***

The property features 4 spacious bedrooms, a large main living room with fireplace, a second bright living-dining room, a generous kitchen with dining area, and a full bathroom. All spaces retain a classic style that can be fully modernized to your taste, starting from a solid and well-organized structure.

???? **\*\*Extras: garage and basement storage\*\***

Includes a private garage with independent access and a basement storage room, ideal for storage or multi-purpose use.

???? **\*\*Outdoor areas with direct river access\*\***

The house offers large terraces with pleasant views of the natural surroundings, as well as a front terrace with barbecue, perfect for gatherings. A truly unique feature is the private access to the river via stairs leading directly from the garden — a rare and highly valued characteristic.

???? **\*\*Quiet and well-connected location\*\***

Situated in a cul-de-sac at the edge of the village, with restricted access in summer via the historic bridge of Sant Llorenç. A very peaceful area, inhabited all year round, ideal as a main residence or a second home.

???? **\*\*Utilities and infrastructure\*\***

The property is currently supplied by a shared well used by only 4 houses, and it already has pre-installation to connect to the public water network. The house requires a full renovation, offering a great opportunity to create a modern home tailored to current needs.

???? **\*\*Important to note\*\***

It is legally possible to apply for a tourist rental license, opening the door to use the property as a rural accommodation or holiday rental business — an increasingly valuable feature in high-demand natural areas.

???? **\*\*A property full of character, ideal for living, relaxing or investing\*\***

Non-stressed area, not a large property holder.  
Habitability certificate: CHG01419025001 - Energy

|                   |   |
|-------------------|---|
| Transaction       | Sale  |
| Category          | House   |
| Situation         | Calle DE LA RESCLOSA, Sant Llorenç de la Muga |
| Built area        | 224 m <sup>2</sup>                            |
| Useful area       | 200 m <sup>2</sup>                            |
| Occup. cert.      |   |
| Condition         | To Restore                                    |
| Rooms             | 4   |
| Bathrooms         | 1 bathroom                                    |
| Garage            | Yes   |
| Utility room/area | Yes   |
| Terrace           | 40 m <sup>2</sup>                             |
| Garden            | 500 m <sup>2</sup>                            |

370.000 €



