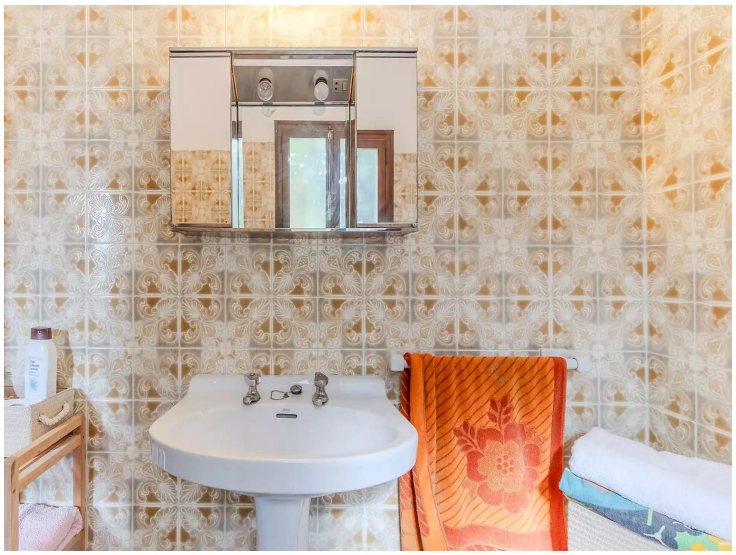
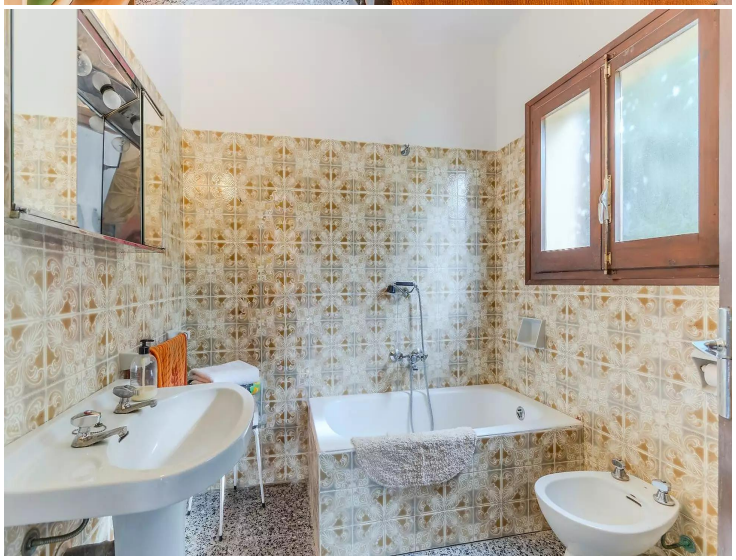
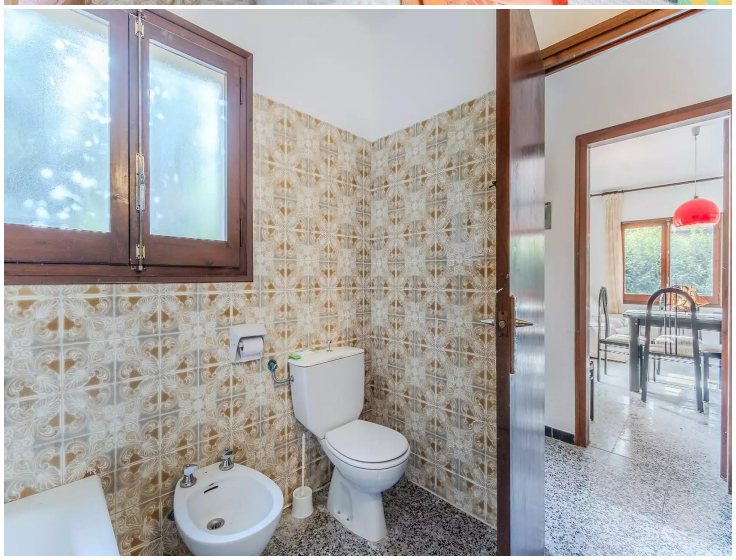








? Charming house next to the river in Sant Llorenç de la Muga - Ideal as a home or tourist project!

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 m² built on a 510 m² 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.
Energy certificate: 0672SCQV5 - G /359 Consumption - G / 75

ref. 9/6217

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

370.000 €









