



GROUND FLOOR APARTMENT IN EMPURIABRAVA WITH CANAL VIEWS

Studio apartment for sale in Empuriabrava, located just 650 meters from the sea and directly in front of one of the main canals, offering pleasant views and a privileged setting. This ground-floor apartment has approximately 30 m² of living space and enjoys afternoon sun, providing ample natural light and comfort. It features a full bathroom with a bathtub and a compact, modern, and fully equipped kitchen. In addition, there is an enclosed terrace that can be used as a living room, study area, or even an extra bedroom, offering versatile extra space. The apartment is partially renovated and is being sold unfurnished, ready to move in or as an investment. It is not owned by a large landlord. Ideal as a second home or for holiday rentals. Cèdula: 7CHG01545024001. Energy certificate: G - 392 (consumption) / G - 77 (emissions).

In compliance with Law 3/2017, of February 13, of the Civil Code of Catalonia, which approves the Consumer Information Regulations for the sale of homes, the client is informed that the price indicated does not include the expenses derived from the operation, such as notary fees, property registration fees, applicable taxes (ITP or VAT plus AJD), or other costs inherent to the sale

Transaction	Sale
Category	Studio
Surface area	23 m ²
Bathrooms	1 bathroom

145.000 €







