



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

**370.000 €**

**\*\*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 certificate: 0672SCQV5 - G /359 Consumption - G / 75 Emissions.

IBI + other costs: approx. €600.

Approximate final price: €410,000.

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, taxes, etc.

Transaction:	Sale	Category:	Single family house
Situation:	Calle DE LA RESCLOSA, 7, Sant Llorenç de la Muga, Alt Empordà	Built area:	224 m <sup>2</sup>
Useful area:	200 m <sup>2</sup>	Occup. cert.:	CHG01419025001
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>		