



Your next project in Empuriabrava: house with garden and great potential

**180.000 €**

This semi-detached house in Empuriabrava is a perfect opportunity for anyone looking for a renovation project with great potential. Located next to the Trabuc Park and the Muga River, and just minutes from shops and the beach, it offers a quiet and convenient setting.

The property is distributed over two floors:

- Ground floor with living-dining room, open kitchen and an office.
- Upper floor with two bedrooms (one with a balcony) and a bathroom with a shower.

The property also features a private garden, security alarm system and a communal swimming pool. Ideal as a holiday home or as an investment.

Transaction:	Sale	Category:	Single family house
Situation:	Calle Puigmal D, 5 B, Empuriabrava, Alt Empordà	Built area:	47 m <sup>2</sup>
Useful area:	46 m <sup>2</sup>	Occup. cert.:	CHG00527326
Condition:	To Restore	Rooms:	2
Bathrooms:	1 bathroom	Terrace:	Yes



# RÊVE IMMO

EXPERT IMMOBILIER

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Garden: 100 m<sup>2</sup>

Plot: 128