



### Studio with Muga View and Tourist License

**119.000 €**

Discover this charming studio WITH TOURIST LICENSE ideally located on the beach front in Empuriabrava, a true asset for a profitable rental investment or to enjoy holidays with complete freedom.

The apartment offers a bright and spacious living area with a pleasant view over the Muga, creating a relaxing atmosphere all year round. The equipped kitchen allows for practical and comfortable use on a day-to-day basis.

At the entrance, an optimized sleeping space allows for the installation of bunk beds or a sofa bed, offering flexible accommodation capacity without losing valuable living space.

Thanks to its exceptional location, very close to the beach, shops, and restaurants, this property represents a rare opportunity for both personal use and for a turnkey rental investment.

A great opportunity to discover without delay in Empuriabrava. Contact us to schedule a visit.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 19/6461

Transaction:	Sale	Category:	Studio
Situation:	Sector Delta Muga, Empuriabrava, Alt Empordà	Built area:	28 m <sup>2</sup>
Useful area:	25 m <sup>2</sup>	Occup. cert.:	
Condition:	Restored	Bathrooms:	1 bathroom
Lift:	Yes	Furnished:	Yes