

**IEC42**
**Empuriabrava**
**135000 EUR**

 73 m<sup>2</sup>

**EMPURIABRAVA :** Commercial space a few steps from the center of Empuriabrava and 5 minutes from the beach, it is composed of a beautiful main room, an office with a window, a room and a toilet with sink.

It is in perfect condition, very bright and available immediately.

Wide range of possible business permits.

Possibility of asking the municipal council for authorization to occupy the parking spaces opposite.

### Key characteristics:

Within walking distance to the beach

Perfect condition

### Environment:

Close to the sea, Close to town centre

### Rooms:

1 extra toilets

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente			

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Consumo de energía  
kWh/m² año

Emisiones  
kgCO<sub>2</sub>/m² año

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		