



## Villa for sale in Empuriabrava.

Spectacular house near the center with a pool and large land.

Attractive single-family home just five minutes from the wide beach of Empuriabrava. With a charming Mediterranean style, it offers the perfect opportunity to customize it to your taste. Distributed over 2 floors, on the ground floor we find a cozy living-dining room with a fireplace, an independent kitchen that connects to an outdoor terrace, two complete bathrooms (one with a shower and the other with a bathtub), and 2 double bedrooms with fitted wardrobes. The upper floor houses a small living room with access to 2 terraces, 2 double bedrooms, one of them en suite with a dressing room and an additional bathroom with a shower, where both bedrooms enjoy access to the terrace. Outside, there is a covered terrace that is ideal for relaxing, a charming garden, a 4 x 8 meter saltwater pool, and a small pool house that includes a summer kitchen and bar. Additionally, there is a small studio with a toilet and shower. The property also comes equipped with city gas heating, air conditioning, double-glazed windows, a closed garage for 1 car, and covered parking for 4 more cars.

Price: **790.000 €**

Transaction: Sale  
Municipality: Alt Empordà  
Rooms: 4  
Parking: Yes  
Terrace: Yes  
Central heating: Yes  
Land: 778 m<sup>2</sup>

Category: House  
Surface area: 288 m<sup>2</sup>  
Bathrooms: 4 bathrooms , 1 toilet  
Garage: Yes  
Swimming pool: Yes  
AA/CC: Yes