



## 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	Category:	House
Situation:	CARMENÇO, Empuriabrava, Alt Empordà	Built area:	288 m <sup>2</sup>
Useful area:	200 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	4
Bathrooms:	4 bathrooms , 1 toilet	Parking:	Yes
Garage:	Yes	Terrace:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	778 m <sup>2</sup>