



## House for sale in Empuriabrava

Opportunity! Ground floor house to renovate in the center of Empuriabrava.

Discover this cozy house of 112 m<sup>2</sup> built, located on a 294 m<sup>2</sup> plot, ideal for those seeking tranquility, natural light, and a home just 500 m from the center! The property stands out for its warm and bright atmosphere, with a spacious living-dining room that flows seamlessly into the sitting area and dining area, creating a perfect space for daily living and entertaining guests. Large windows allow natural light to enter throughout the day. The independent kitchen is functional and well-distributed, with convenient access to the different areas of the house but can easily be opened up to become an open kitchen. The house has 3 bright bedrooms, one of which can be made en suite! There is 1 full bathroom with good ventilation, and outside, the property features a pleasant private plot of 294 m<sup>2</sup>, perfect for enjoying the Mediterranean climate: relaxation area, garden, vegetable patch, or even a pool.

Price: **295.000 €**

Transaction: Sale  
Municipality: Alt Empordà  
Rooms: 3  
Parking: Yes  
Land: 292 m<sup>2</sup>

Category: House  
Surface area: 110 m<sup>2</sup>  
Bathrooms: 2 bathrooms  
Garage: Yes