



## Charming house in the center with independent studio and pool - Empuriabrava.

Ideal for living with an independent studio, garden, and pool.

This immaculate house, renovated in 2021, is located in a quiet and highly sought-after area, close to the center and the beach.

On the ground floor, the property features a spacious living-dining room, an open kitchen, two bedrooms, and a bathroom with a separate WC.

On the upper floor, accessed by an exterior staircase, there is a bedroom with a full bathroom and a kitchen, ideal for visitors or as a private area.

The exterior offers a pleasant garden area with a saltwater pool, summer kitchen, laundry room, parking for two vehicles, and a garage. Additionally, it includes quality finishes such as aluminum windows with double glazing, alarm system, Split air conditioning, thermal and acoustic insulation, and automatic doors in the garage and access.

Price: **550.000 €**

Transaction:	Sale	Category:	House
Situation:	Requesens, Empuriabrava, Alt Empordà	Built area:	160 m <sup>2</sup>
Occup. cert.:		Condition:	
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Terrace:	Yes
Garden:	Yes	Swimming pool:	Yes
AA/CC:	Yes	Plot:	447 m <sup>2</sup>
Furnished:	Yes		