ref. HS G1311



# Design House with Tourist License and Pool for Sale in Empuriabrava

With 3 bedrooms, two bathrooms, garage.

Design House with Tourist License and Pool for Sale in Empuriabrava

Discover this elegant contemporary home located in one of the most peaceful and sought-after areas of Empuriabrava. With an active tourist license, it's perfect both for full-time living or as an investment opportunity.

On the ground floor, you'll find a bright, open space that seamlessly connects interior and exterior. Fully equipped modern kitchen, spacious living room with direct access to the outdoor area, and a beautiful solarium terrace surrounding the pool. There's also a guest toilet and a separate laundry room.

On the upper floor, there are two double bedrooms, a full bathroom, and a master suite with its own private bathroom and walk-in closet. Two bedrooms open onto a balcony that leads to the upper solarium terrace—an excellent spot to create a chill-

Price: **569.000 €**

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out area and enjoy summer evenings in privacy.

Highlights: Reversible climate control (heating & cooling) split into two zones- Efficient thermal insulation- Aluminum windows with double glazing and electric shutters- Private garage for one car, scooters and bicycles- Outside parking space for two additional cars

A property designed for comfort, style and return on investment. Whether you're seeking a holiday home or an income-generating property, this house delivers everything.

Come see it and fall in love with your new retreat on the Costa Brava.

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| Transaction: | Sale | Category: | House |
| Situation: | Montseny, Empuriabrava, Alt Empordà | Built area: | 145 $m^2$ |
| Condition: | | Rooms: | 3 |
| Bathrooms: | 2 bathrooms , 1 toilet | Parking: | Yes |
| Garage: | Yes | Washing machine: | Yes |
| Terrace: | Yes | Swimming pool: | Yes |
| Plot: | 218 $m^2$ | Balcony: | Yes |
| Furnished: | Yes | | |