HOME SELECT
REAL ESTATE INTERNATIONAL S.L.

ref. HS V1332



Charming house with garden, terrace, and garage.

Panoramic views and possibility to build a swimming pool.

Upon entering the home, we are greeted by a pleasant covered terrace completely enclosed with windows, a versatile space ideal for enjoying year-round. From here, we enter the dining area, connected to the living room, located to the left, creating a comfortable and functional environment for daily living.

Through the hallway, the layout of the home is practical: to the left, we find a fully equipped kitchen, and to the right, a full bathroom with a bathtub. Further along, there are two double bedrooms, one on each side of the hallway; the one on the right has built-in wardrobes, providing extra storage space.

Regarding equipment, the house has heating via oil radiators, ensuring comfort during the colder months. It features a security aluminum front door, providing peace of mind and protection. The windows are fitted with aluminum blinds, offering better insulation and security. Below the window in one of the bedrooms is the technical room, where the oil boiler is installed.

Price: **235.000 €**

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Teléfono +34 972 451 749 Fax +34 972 454 436 E-mail: info@homeselectspain.com
C/ Freser, 41 17487 Empuriabrava - Girona - Spain

Access to the property is through a lobby with double doors, leading to a spacious area with the possibility of vehicle parking.

Outside, to the right, we find a pleasant terrace with an outdoor barbecue, perfect for gatherings. Moving through the garden, we reach a spacious backyard with a pergola equipped with a table and chairs, along with another barbecue area, creating the ideal setting for enjoying time with family or friends. This space also offers the potential to build a pool, further expanding leisure and comfort options.

The property also includes a garage of approximately 20 m² and an adjacent practical storage room that provides valuable additional storage space.

The home faces southwest, providing excellent brightness for much of the day. Additionally, an external staircase leads to a solarium terrace, a perfect space to relax and make the most of the good weather.

Extras: double-glazed windows, oil heating, and air conditioning.

Transaction:	Sale	Category:	House
Situation:	Paborderia, Castelló d'Empúries, Alt Empordà	Built area:	103 m^2
Condition:		Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Garage:	Yes	Utility room/area:	Yes
Terrace:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	307 m^2
Furnished:	Yes		