ref. OA G1338



Three-bedroom house for sale in Empuriabrava

With garden and the possibility to build a swimming pool

Magnificent house for sale in Empuriabrava, in excellent condition and with an unbeatable location, close to the shopping area and just 5 minutes from the beach.

This property is ideal both as a permanent residence or a holiday home, thanks to its excellent insulation, abundant natural light throughout the day and its oil-fired central heating system, ensuring comfort all year round. In addition, one of its main advantages is that, according to local regulations, part of the property can be used as a commercial space, adding great value for both personal use and investment.

The house is distributed over two floors, with a built area of 99 m² on a 145 m² plot. The ground floor features a spacious and bright living-dining room, a fully equipped independent kitchen and a bathroom with shower. The upper floor offers three bedrooms (two doubles and one single), a full bathroom with shower and an enclosed balcony currently used as a practical dressing room.

Price: **265.000 €**

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Outside, the property boasts a pleasant private garden with the possibility of building a swimming pool, a covered terrace ideal for year-round use and a fantastic barbecue area, perfect for gatherings with family and friends.

Extras include air conditioning, aluminium windows with double glazing, oil central heating, alarm system and parking space.

Transaction:	Sale	Category:	House
Situation:	Sector Empuries C, Empuriabrava, Alt Empordà	Built area:	99 m^2
Condition:		Rooms:	3
Bathrooms:	2 bathrooms , 1 toilet	Parking:	Yes
Utility room/area:	Yes	Terrace:	12 m^2
Central heating:	Yes	AA/CC:	Yes
Plot:	145 m^2	Furnished:	Yes