



## Beautiful house located just 300m from the beach, for sale in Empuriabrava

Discover Your New Home in the Heart of Empuriabrava! This charming house, located just 300 meters from the beach, offers the perfect combination of comfort and prime location.

With a plot of 383 m<sup>2</sup>, the 145 m<sup>2</sup> house is distributed over two levels. On the ground floor, you'll find a cozy entrance hall leading to a bright living-dining room with direct access to the barbecue porch and garden, as well as a separate kitchen and a guest toilet.

On the upper floor, enjoy two spacious bedrooms with access to a large terrace, a full bathroom with bathtub, and an additional third bedroom.

The property has parking space for several cars and two garages, offering more than enough space for your needs. Additionally, there is the possibility to build a pool in the garden to enjoy the Mediterranean climate.

With double glazed windows and an alarm system for your peace of mind, this house is a unique opportunity. Its location is ideal, just a few steps from the beach and close to all the shops and services you may need.

Don't miss this opportunity and come to discover your future home in Empuriabrava!

Transaction	Sale
Category	Single family house
Municipality	Alt Empordà
Surface area	145 m <sup>2</sup>
Rooms	3
Bathrooms	1 bathroom , 1 toilet
Parking	Yes
Garage	Yes
Terrace	Yes
Garden	Yes
Central heating	Yes
Land	383 m <sup>2</sup>

440.000 €

