



## 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.

Transaction	Sale
Category	Single family house
Municipality	Alt Empordà
Surface area	160 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Washing machine	Yes
Terrace	Yes
Garden	Yes
Swimming pool	Yes
Air conditioning	Yes
Land	447 m <sup>2</sup>
Furnished	Yes

550.000 €



