



## 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

**550.000 €**



160 m2



447 m2



Yes



Yes



Yes



3



2



E - F

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:  | House |
| Municipality:     | Empuriabrava | Parking:   | Yes   |
| Washing machine:  | Yes          | Terrace:   | Yes   |
| Air conditioning: | Yes          | Furnished: | Yes   |





