



## Renovated ground floor house with pool and garage for sale in Empuriabrava.

Charming house in the exclusive residential area 'Montseny' in Empuriabrava. This magnificent property has been completely renovated and features a surface area of 78m<sup>2</sup>, including a spacious 25m<sup>2</sup> garage. Strategically located just steps away from the commercial district of Alberes and only 1.8km from the beautiful beaches and the center of Empuriabrava.

With 2 cozy double bedrooms equipped with built-in wardrobes, and 1 modern bathroom with Italian-style shower and elegant micro-cement finishes. The bright living-dining room has access to a charming covered terrace, while the kitchen features a practical breakfast bar.

Highlighted features include excellent thermal insulation, central gas heating (bottle), electric shutters, aluminum windows with double glazing and thermal break, alarm system, and a relaxing private pool.

**350.000 €**



103 m<sup>2</sup>



233 m<sup>2</sup>



Yes



25 m<sup>2</sup>



2



1



E - E

Facing southwest, you will enjoy protection against the winds of the famous 'tramuntana'. Don't miss the opportunity to acquire this cozy retreat in the heart of Empuriabrava! Contact us for more details and to schedule a visit!

Transaction:	Sale	Category:	House
Situation:	Empuriabrava	Terrace:	Yes
Central heating:	Yes		











