



## Great house in the Carlit area, for sale in Empuriabrava.

House with pool, distributed over two apartments, located in Empuriabrava and only 2 km from the beach. An ideal option to enjoy the Costa Brava with comfort and a great location.

Discover this attractive property located in the quiet and sought-after Carlit area of Empuriabrava, a privileged location that combines comfort, privacy, and proximity to the sea. Set on a generous plot of approximately 400 m<sup>2</sup>, this villa offers multiple possibilities, making it ideal both for family use and as a high-yield investment.

The property is distributed into two independent apartments, making it a perfect option for two families, groups of friends, or for those looking to generate income through holiday or long-term rentals.

On the ground floor, there is a welcoming apartment with two bedrooms, a living-dining room,

**385.000 €**



110 m<sup>2</sup>



400 m<sup>2</sup>



Yes



4



2



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kitchen, and bathroom, designed for comfortable and practical living. On the first floor, there is a second apartment with similar features, also with two bedrooms, offering independence and privacy for its occupants.

Outside, the property features a pleasant private swimming pool, ideal for enjoying the Mediterranean climate throughout most of the year. It also offers spacious outdoor areas and enough room for several vehicles, a highly valued feature for both residents and tourists.

Thanks to its layout, strategic location, and tourist rental potential, this property represents an excellent opportunity for investors. The possibility of renting out the two apartments independently allows you to maximize returns and diversify income, in one of the most sought-after areas of the Costa Brava.

Main features:

Approximately 400 m<sup>2</sup> plot.

Two independent apartments.

4 bedrooms in total (2 per apartment).

Private swimming pool.

Large parking area.

Quiet and well-connected residential area.

Only 2 km from the beach and the center of Empuriabrava.

Ideal for holiday rentals, investment, or multi-family living.

A versatile property with great potential and a privileged location, perfect for those looking to enjoy the Mediterranean lifestyle or make a secure and profitable investment in Empuriabrava.

<b>Transaction:</b>	Sale	<b>Category:</b>	House
<b>Situation:</b>	Empuriabrava	<b>Parking:</b>	Yes
<b>Terrace:</b>	Yes	<b>Central heating:</b>	Yes
<b>Air conditioning:</b>	Yes		





