



## House with pool and outbuildings in the Albères area.

Property of 252 m<sup>2</sup> with a pool, garage, and two independent units, near a private marina – sought-after area of Albères.

In the sought-after Albères area, discover this charming property located just a few steps from a private marina where it is possible to rent a berth. An exceptional location to combine nautical pleasures with a good quality of life.

Set on a wooded plot of 580 m<sup>2</sup>, it features approximately 252 m<sup>2</sup> of built space, distributed between the main house and two independent living units, ideal for accommodating family, friends, or adapting according to your projects.

The main house offers a bright living area open to the pool, which includes a living room, dining room, and equipped kitchen. The sleeping area consists of two comfortable bedrooms and a bathroom with an Italian shower. Centralized reversible air conditioning and a fireplace ensure optimal comfort in all seasons.

Outside, you will enjoy a large terrace with a barbecue, a southwest-facing pool, a closed garage, and several private parking spaces.

Two outbuildings complete the property:

- A first space with a bedroom and bathroom.
- Upstairs, a second living unit with a bedroom, office (or small guest room), separate WC, and sink.

A rare property due to its location and volume, offering great potential for development.

Transaction	Sale
Category	Single family house
Municipality	Alt Empordà
Surface area	252 m <sup>2</sup>
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Swimming pool	Yes
Land	580 m <sup>2</sup>

650.000 €

