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# House for sale in Empuriabrava

## Single-storey villa with heated pool, independent apartment and large plot

Discover this magnificent single-storey property with a TOURIST LICENSE, set on a spacious 663 m² plot and offering approximately 190 m² built. It is a particularly attractive home due to its layout, its different independent spaces, and its pleasant outdoor area with swimming pool and garden. The main house offers a comfortable and functional layout, ideal for enjoying every room without stairs. It features 4 bedrooms: a master bedroom with en-suite bathroom, two double bedrooms, and one single bedroom, as well as 2 bathrooms. In addition to these spaces, there is an independent apartment, consisting of 1 bedroom and 1 bathroom, perfect as accommodation for family or guests, or to provide a more private area. Next to the garden, there is also another independent en-suite bedroom, a feature that adds even more versatility to the property and provides an additional private space separate from the main house. The exterior is one of the main highlights of the property. The plot offers a large paved area, a garden with established vegetation, and various spots to enjoy the Mediterranean climate. At the centre of this outdoor area is an attractive private swimming pool equipped with a heat pump, allowing the bathing season to be extended considerably. The property also includes a fully equipped outdoor kitchen, perfect for organising meals and gatherings by the garden and pool without having to rely constantly on the indoor kitchen. The combination of large windows and direct access to the outside creates a very pleasant connection between the interior spaces and the garden, providing natural light and a feeling of spaciousness. To ensure comfort throughout the year, the property is equipped with reversible split air conditioning units, offering both cooling and heating. Another particularly practical feature is the parking space available within the plot itself, with capacity for up to 4 vehicles, avoiding the need to rely on street parking.

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| Transaction | Sale |
| Category | Single family house |
| Situation | ALBERES, Empuriabrava, Alt Empordà |
| Built area | 191 $m^2$ |
| Useful area | 190 $m^2$ |
| Condition | Perfect condition |
| Rooms | 6 |
| Bathrooms | 4 bathrooms , 1 toilet |
| Parking | Yes |
| Garden | Yes |
| Swimming pool | Yes |
| Central heating | Yes |
| Air conditioning | Yes |
| Plot | 663 $m^2$ |

749.000 €

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