

house for sale L'armentera, Alt Empordà



Elegant detached house built in 2006 that combines the charm of natural stone with a modern, bright, and functional interior design. Located in a quiet residential area, it offers the ideal balance between privacy, natural surroundings, and proximity to the sea.~The property has 195 m2 of living space on a 430 m2 plot, distributed over two floors. The ground floor features a spacious living-dining room with a fireplace, a separate fully equipped kitchen, a bedroom with built-in wardrobes (currently used as an office), a full bathroom with shower, and a bright, glass-enclosed room overlooking the garden, perfect as a relaxation area or summer dining space. The upper floor offers three double bedrooms (one of which is a suite) with access to a private terrace overlooking the landscape, and an additional bathroom.~The exterior of the house features a private swimming pool, a chill-out area, a built-in barbecue, and a low-maintenance garden that ensures privacy and tranquility. The property includes a private garage. It features a natural stone facade, Catalan vaulted ceilings with exposed beams, rustic floors, double-glazed windows, radiator heating, air conditioning, and excellent orientation that provides abundant natural light.~Prime location: just minutes from the beaches of L'Escala, Sant Martí d'Empúries, and Sant Pere Pescador; close to Figueres and Girona, and just over an hour from Barcelona.~Contact us and we'll show you around!~*In accordance with Law 3/2017 of 13 February, the Civil Code of Catalonia, which regulates consumer information in the sale of residential properties, please note that the price indicated does not include costs arising from the transaction, such as notary fees, land registry fees and applicable taxes (Transfer Tax or VAT and Stamp Duty), nor other costs inherent to the sale or, where applicable, those arising from financing.~*The surface areas stated are for illustrative purposes only and are approximate.~*Energy Certificate: F-232 (consumption) E-47 (emissions)~*Certificate Number: G (please use the form to respond)

property details

Spanishstate **6356416**
id:
reference:: **SYH00580**
close to/ located: **L'armentera**

contact

real estate agent: **Spain Your Home**
name: **not available**
spreek: **not available**
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region:	Alt Empordà
property type:	house
rooms:	4
property surface:	195 m2
surface plot:	442 m2
price:	€ 565.000