

## house for sale Sant Pere Pescador, Alt Empordà



Discover this fantastic house/chalet located in a serene and peaceful residential area of Sant Pere Pescador. ~With four spacious double bedrooms, one of them en-suite, and three complete bathrooms, it offers an ideal space for families or people looking for comfort. ~The open-plan kitchen is perfectly integrated into the living/dining room, which has large windows that allow direct access to a cosy porch facing the private garden and swimming pool. This sunny setting is perfect for enjoying the outdoors while hosting meals or celebrations with family or friends.~Modern equipment includes atherothermal, solar panels, central heating and air conditioning ensuring comfort all year round. ~This property provides not only luxury but also tranquillity; its functional layout makes it an exceptionally comfortable home.~Sant Pere Pescador is a municipality in the Alt Empordà surrounded by nature... Wild beaches, routes for cycling or hiking, the Fluvià river for water sports... the Natural Park of the Aiguamolls de l'Empordà.~Come and visit us!~\*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: D-153 (consumption) D-34 (emissions) Registry: Q9DMWRNT2~\*Occupancy certificate: G (please use the form to respond ) ~\*The property is located in a designated high-demand housing area in accordance with current regulations.~\*It does not belong to a large-scale property holder.~API 817/ AICAT 1717

### property details

Spanishestate id: **6338482**  
reference:: **SYH00551**  
close to/ located: **Sant Pere Pescador**  
region: **Alt Empordà**  
property type: **house**  
rooms: **4**

### contact

real estate agent: **Spain Your Home**  
name: **not available**  
spreek: **not available**  
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|-------------------|------------------|
| property surface: | <b>194 m2</b>    |
| surface plot:     | <b>399 m2</b>    |
| price:            | <b>€ 495.000</b> |