

## house for sale Sant Pere Pescador, Alt Empordà



Discover this magnificent semi-detached house situated in the heart of Sant Pere Pescador, in a privileged setting between the sea, the River Fluvià and the spectacular natural landscapes of the Aiguamolls de l'Empordà. A perfect place for those seeking tranquillity, nature and a Mediterranean lifestyle, surrounded by outdoor trails, sport and relaxation.~The property offers 163 m2 of floor space spread over two floors plus a private garage, providing spaciousness, comfort and excellent natural light in every room.~The sleeping area features three spacious and bright bedrooms, two of which stand out in particular with direct access to a fantastic large terrace, and a bathroom with a shower.~On the upper floor is the living area, where you will be delighted by a spacious living-dining room with a fireplace, very cosy and bathed in natural light, with direct access to two balcony-terraces that allow you to enjoy the Mediterranean climate and provide a great sense of space and well-being.~A separate, practical and functional kitchen, with direct access to one of the terraces, providing convenience and a seamless connection between the indoor and outdoor spaces, a utility area, and a guest toilet complete this floor.~The house is equipped with air conditioning (heating and cooling) and an alarm system.~Would you like to view it? Contact us and we'll be happy to 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.~\*Energy performance certificate: E-194 (consumption) D-33 (emissions) Registration: 63KK08DCD~\*Property ID: G (please use the form to respond ) ~\*The property is located in a high-demand area in accordance with current regulations.~\*It does not belong to a large property owner.~API 817/ AICAT 1717~~

### property details

Spanishestate id: **6380361**  
reference:: **SYH00595**  
close to/ located: **Sant Pere Pescador**  
region: **Alt Empordà**

### contact

real estate agent: **Spain Your Home**  
name: **not available**  
spreekt: **not available**  
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property type:	<b>house</b>
rooms:	<b>3</b>
property surface:	<b>163 m2</b>
surface plot:	<b>182 m2</b>
price:	<b>€ 325.000</b>