

villa for sale Empuriabrava, Alt Empordà



Detached house with 5 bedrooms, pool, garage, and garden This exceptional house is located in the Montgri sector, just 1 km from the center. On a 424 m² plot, we find a two-story house. The ground floor features a living area consisting of a kitchen with a living/dining room, as well as 3 bedrooms, one of which is used as an office. A full bathroom and a guest toilet are also located on this floor. The living room leads to the covered terrace (with ceiling fan), with direct views of the pool and part of the garden. There are also 2 enclosed garages on the ground floor, as well as the technical room for the pool and several small storage rooms. The property has space for 3 vehicles. A separate entrance leads to the upper floor of the house. Here, there is a very large living/dining room with an integrated American kitchen, which is fully equipped (electric oven and gas stove). There are also two double bedrooms, a bathroom with shower and bathtub, and a guest toilet. The living room opens onto a balcony overlooking the garden and pool. The house is in perfect condition and offers plenty of space and comfort. Naturally, there are air conditioning units on every floor. The house is supplied with electricity from a solar panel system for the pool equipment, as well as another solar panel system for the house. The house is sold partially furnished. We would be happy to show you this beautiful house in a very good residential area, just 1 km from the center. Enjoy summer and winter in Empuriabrava. Extras: air conditioning, solar panel system for the pool, solar panel system for the house, two separate living units, two kitchens, two garages, pool, garden with fruit trees, storage rooms, covered terrace, and balcony. Real estate agency fees are included in the price. The price does not include taxes or expenses arising from the sale and purchase. The buyer shall bear the following costs: Property Transfer Tax (ITP), notary fees, Land Registry fees and, where applicable, financing costs.

property details

Spanishestate id: **6269145**
reference:: **KCSP-311**
close to/ located: **Empuriabrava**
region: **Alt Empordà**
property type: **villa**

contact

real estate agent: **Villas Mondragon**
name: **Maria Mondragon**
spreek: **English, French, Spanish**
telefoon: **not available**

rooms:	5
property surface:	340 m2
surface plot:	424 m2
price:	€ 610.000