

## villa for sale Empuriabrava, Alt Empordà



Detached corner house with 5 bedrooms, garage, and garden This detached house is located in the Peni sector, just 1.5 km from the beach. The 425 m<sup>2</sup> plot includes a large garden, ideal for a pool, a large driveway for two vehicles, a 17 m<sup>2</sup> garage, and the house offers 150 m<sup>2</sup> of living space. On the ground floor, we find an entrance hall with direct access to the kitchen. Next door is the living/dining room with a fireplace. From here, there is access to the covered terrace and the garden. There is also a bathroom on the ground floor and two bedrooms, which are used as an office and utility room. There is a storage room under the stairs. On the upper floor, there is the large master bedroom with a built-in wardrobe, as well as two further bedrooms and a bathroom. The house has two older air conditioning units, and central heating (town gas) is available throughout. We would be happy to arrange a viewing with you. 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 **6269156**  
id:  
reference:: **KCSP-297**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **5**  
property surface: **167 m<sup>2</sup>**  
surface plot: **425 m<sup>2</sup>**  
price: **€ 570.000**

### contact

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