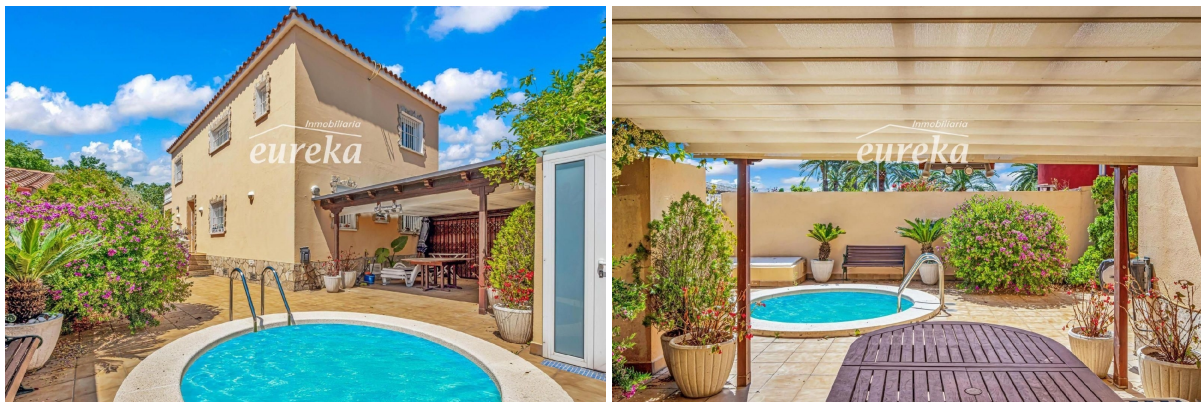


## villa for sale Empuriabrava, Alt Empordà



Certificado Energético: N0SX6YC4Y Detached House for Sale in Empuriabrava. Spacious, Bright, and with a Pool Magnificent detached house for sale in a very quiet area of Empuriabrava. Ideal for those seeking comfort, space, and privacy in a relaxed setting. The property offers 259 m<sup>2</sup> of built area on a 400 m<sup>2</sup> plot, spread over two floors, making it perfect as a permanent residence or a holiday home. The ground floor features a large west-facing living-dining room with plenty of natural light and pleasant views, an open kitchen integrated into the space, two good-sized bedrooms, and a full bathroom. The first floor offers a separate kitchen, a spacious living room, three additional bedrooms, and a second bathroom—ideal for large families or for those wanting a separate guest area. The exterior includes a private garden with a covered area, a pool-jacuzzi, and a fully equipped outdoor kitchen with barbecue—perfect for enjoying the Mediterranean climate and hosting gatherings with family or friends. Equipped with air conditioning and electric oil heating, the house offers year-round comfort. It also features built-in wardrobes, a storage room, a garage, and a motorized sliding gate with remote control. A unique opportunity to acquire a fully equipped home, well located and with every comfort. Contact us for more information or to schedule a viewing!

### property details

Spanishstate id: **6302163**  
reference: **2141**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **5**  
property surface: **259 m<sup>2</sup>**  
surface plot: **400 m<sup>2</sup>**  
price: **€ 470.000**

### contact

real estate agent: **Agencia Eureka**  
name: **Catrin Kohl**  
speekt: **English, French, German, Spanish**  
telefoon: **+34 972 257 590**