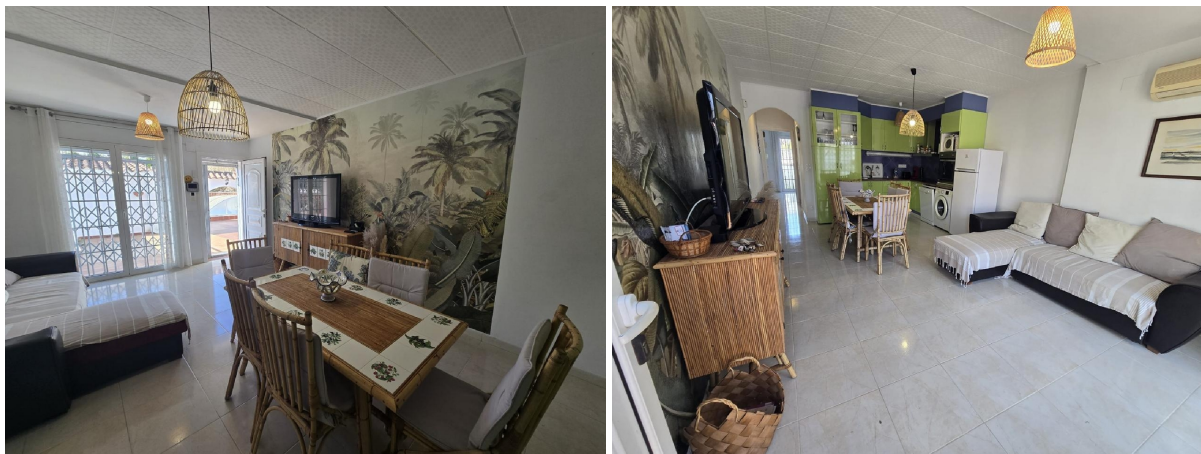


## villa for sale Empuriabrava, Alt Empordà



Discover your new home in Empuriabrava! This charming 120 m<sup>2</sup> semi-detached villa sits on a 400 m<sup>2</sup> plot, offering an ideal space to enjoy peace and comfort. The property features a bright living-dining room, a fully equipped kitchen, and a bedroom on the ground floor, as well as a full bathroom. Upstairs, you'll find two additional bedrooms with direct access to a spacious, sunny terrace, perfect for relaxing outdoors. The highlight of this home is its automated saltwater pool, ideal for cooling off on hot days. It also boasts an outdoor summer kitchen and a separate annex that can serve as a guest room or storage room, adding versatility to your lifestyle. With air conditioning and double glazing, this home guarantees year-round comfort. Located in a quiet area, it's perfect as either a primary or secondary residence. It also includes built-in wardrobes, a storage room, and parking for one car. Don't miss the opportunity to live in this wonderful villa that combines functionality and style. Come and visit it and fall in love with your new home! 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: **6348236**  
reference:: **KCSP-346**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **3**  
property surface: **120 m<sup>2</sup>**  
surface plot: **400 m<sup>2</sup>**  
price: **€ 339.000**

### contact

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