

## villa for sale Empuriabrava, Alt Empordà



Located in Empuriabrava, this 100 m<sup>2</sup> house, built on a 195 m<sup>2</sup> plot, stands out for its clever layout, divided into two completely independent apartments via an external staircase. This arrangement is particularly appealing for hosting family and friends or for creating two distinct living spaces. The ground floor offers an apartment comprising two bedrooms, a bathroom, and a living room with an open-plan kitchen, creating a welcoming and functional space. Upstairs, the second apartment also offers two bedrooms, one with a small private terrace, a bathroom, a separate kitchen, and a living room with access to a terrace. Each level thus enjoys its own autonomy and outdoor spaces. Outside, the property features a patio, a large covered terrace ideal for year-round al fresco dining, a spacious 18 m<sup>2</sup> garage, and an additional parking space. This versatile property offers multiple possibilities for use and is situated in a desirable area of Empuriabrava.

### property details

Spanishestate **6358543**  
id:  
reference:: **2491**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **4**  
property surface: **143 m<sup>2</sup>**  
surface plot: **195 m<sup>2</sup>**  
price: **€ 369.000**

### contact

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