

## villa for sale Empuriabrava, Alt Empordà



Charming House in Empuriabrava – Montseny Area, with Clear Views of a Park Located in the quiet and residential Montseny area of Empuriabrava, this charming house is built on a 131 m<sup>2</sup> plot and offers a constructed area of 66 m<sup>2</sup> spread across two levels, with spacious and well-utilized spaces. On the ground floor, there is a large and bright living-dining room with direct access to two beautiful terraces: one sunny terrace at the front of the house and another at the back with clear views of the park, perfect for relaxing and enjoying family moments. The open-plan kitchen has an additional dining area and a second summer kitchen next to the terrace, which includes a laundry and storage room. From here, you have direct access to the rear terrace, a private space ideal for preparing meals and barbecues with family. This floor also has a guest toilet. On the upper floor, there are three bedrooms and a spacious full bathroom. All rooms are equipped with air conditioning for maximum comfort. Outside, the house offers ample parking space at the front, as well as a terrace ideal for sunbathing. The location is unbeatable: just 400 meters from supermarkets and a shopping center with all necessary amenities, close to the beach but in a quiet area, surrounded by parks and a children's playground. The property is in excellent condition and is sold with air conditioning in all rooms, double-glazed PVC windows, built-in wardrobes, and is partially furnished. A unique opportunity to enjoy comfort and tranquility in one of the best areas of Empuriabrava!

### property details

Spanishestate **6373760**  
id:  
reference:: **2543**  
close to/ located: **Empuriabrava**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **3**  
property surface: **66 m<sup>2</sup>**  
surface plot: **131 m<sup>2</sup>**  
price: **€ 259.000**

### contact

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