



## Castelló d'Empúries, house on ground floor for sale , full comfort and heated pool

Castello D'Empúries, for sale house full equipped with heated pool

Welcome to our Real Estate Agency! We are excited to present this stunning single-storey home located in the charming neighborhood of Castello Nou, just a short distance from Empuriabrava and only 700 meters from the picturesque village of Castelló D'Empúries. This peaceful and well-connected location is perfect for those seeking tranquility and convenience.

Situated on a generous 480 m<sup>2</sup> plot, this impressive property boasts a total of 377 m<sup>2</sup> of living space, including an independent studio. With 5 bedrooms, 3 bathrooms, a spacious kitchen, a large living room, and a second kitchen in the studio complete with a cozy fireplace, every detail of this home has been carefully designed for comfort and style.

Entertainment options abound with a game room, a fitness room featuring a sauna and jacuzzi, and a large garage capable of accommodating multiple vehicles. Outside, you can relax and unwind in the heated 9 x 4.5 m pool or enjoy the year-round comfort provided by the central heating and air conditioning systems.

Price: **425.000 €**

Whether you are looking for a second home or a permanent residence, this property offers the perfect blend of luxury and functionality. Don't miss this opportunity to make this exceptional property your own!

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|--------------------|--------------------|------------------|-------------|
| Transaction:       | Sale               | Category:        | House       |
| Work category:     | New construction   | Municipality:    | Alt Empordà |
| Surface area:      | 377 m <sup>2</sup> | Rooms:           | 5           |
| Bathrooms:         | 3 bathrooms        | Parking:         | Yes         |
| Garage:            | Yes                | Washing machine: | Yes         |
| Utility room/area: | Yes                | Terrace:         | Yes         |
| Garden:            | Yes                | Swimming pool:   | Yes         |
| Central heating:   | Yes                | AA/CC:           | Yes         |
| Land:              | 480 m <sup>2</sup> | Furnished:       | Yes         |