



**Beautiful house located just 300m from the beach, for sale in Empuriabrava**

Discover Your New Home in the Heart of Empuriabrava!

This charming house, located just 300 meters from the beach, offers the perfect combination of comfort and prime location.

With a plot of 383 m<sup>2</sup>, the 145 m<sup>2</sup> house is distributed over two levels. On the ground floor, you'll find a cozy entrance hall leading to a bright living-dining room with direct access to the barbecue porch and garden, as well as a separate kitchen and a guest toilet.

On the upper floor, enjoy two spacious bedrooms with access to a large terrace, a full bathroom with bathtub, and an additional third bedroom.

The property has parking space for several cars and two garages, offering more than enough space for your needs. Additionally, there is the possibility to build a pool in the garden to enjoy the Mediterranean climate.

With double glazed windows and an alarm system for your peace of mind, this

**Price: 440.000 €**

house is a unique opportunity. Its location is ideal, just a few steps from the beach and close to all the shops and services you may need.

Don't miss this opportunity and come to discover your future home in Empuriabrava!

Transaction:	Sale	Category:	House
Municipality:	Alt Empordà	Surface area:	145 m <sup>2</sup>
Rooms:	3	Bathrooms:	1 bathroom , 1 toilet
Parking:	Yes	Garage:	Yes
Terrace:	Yes	Garden:	Yes
Central heating:	Yes	Land:	383 m <sup>2</sup>