



## **INVESTORS, House with 8 bedrooms, 6 bathrooms, 2 pools, and a tourist license.**

**Spectacular colonial-style property with a modern interior.**

Discover this impressive detached house completely renovated in July 2024, located in the Carmençó sector, one of the most privileged areas of Empuriabrava and 60 meters from a port. This property offers an oasis of tranquility with spaces full of vegetation and terraces both in front and behind the house, ideal for enjoying a fantastic holiday.

The main floor, of 134m<sup>2</sup>, has a large living room and an open kitchen that create a large space that is cozy and functional at the same time. In addition, it has a bedroom with en suite bathroom, a full bathroom with Italian shower and a storage-pantry area that allows for a large cellar. This floor also offers a spa area with indoor pool and sauna.

Upstairs there are 7 bedrooms and 4 bathrooms, two en suite, providing comfort and privacy for the whole family or our guests. In addition, it has underfloor

**Price: 1.250.000 €**

heating and a heat pump in all rooms, guaranteeing maximum comfort throughout the year. The property also has a tourist license for rental, making it an excellent investment.

The outdoor area is simply spectacular: a south-west facing swimming pool, a summer kitchen with barbecue and an outdoor shower to cool off on the hottest days.

With 346m<sup>2</sup> built, 2 swimming pools, outdoor kitchen, sauna, 8 bedrooms, 6 bathrooms, terraces and canal views, this house is a unique opportunity. Don't miss this great opportunity. Contact us for more information and to arrange a visit!

Transaction:	Sale	Category:	House
Municipality:	Alt Empordà	Surface area:	346 m <sup>2</sup>
Rooms:	8	Bathrooms:	6 bathrooms , 1 toilet
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Land:	718 m <sup>2</sup>
Balcony:	Yes		