



## Magnificent villa located just a few meters from the beach and the city center.

Sector Requesens with 3 bedrooms, 2 bathrooms, and swimming pool.

Located in a privileged location, this stunning villa stands out for its private plot of almost 700 m<sup>2</sup>, offering total tranquility and a luxury environment. Distributed on one floor, the property features a spacious open concept living room that includes a fully equipped modern kitchen, three cozy bedrooms, including a master suite, an additional bathroom, and a separate toilet.

The exterior is a true oasis, with a well-kept garden, a large swimming pool, a poolside house ideal for relaxing and enjoying, as well as a fantastic outdoor kitchen to make the most of sunny days.

Highlights include features such as double glazing, reversible air conditioning, and the option to rent a mooring nearby, perfect for sea lovers.

**Price: 650.000 €**

Transaction: Sale  
Municipality: Alt Empordà  
Rooms: 3  
Parking: Yes  
Air conditioning: Yes  
Furnished: Yes

Category: House  
Surface area: 157 m<sup>2</sup>  
Bathrooms: 2 bathrooms  
Swimming pool: Yes  
Land: 681 m<sup>2</sup>