



## Charming house in the center with independent studio and pool - Empuriabrava.

Ideal for living with an independent studio, garden, and pool.

This immaculate house, renovated in 2021, is located in a quiet and highly sought-after area, close to the center and the beach.

On the ground floor, the property features a spacious living-dining room, an open kitchen, two bedrooms, and a bathroom with a separate WC.

On the upper floor, accessed by an exterior staircase, there is a bedroom with a full bathroom and a kitchen, ideal for visitors or as a private area.

The exterior offers a pleasant garden area with a saltwater pool, summer kitchen, laundry room, parking for two vehicles, and a garage. Additionally, it includes quality finishes such as aluminum windows with double glazing, alarm system, Split air conditioning, thermal and acoustic insulation, and automatic doors in the garage and access.

**Price: 550.000 €**

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

Category: House  
Surface area: 160 m<sup>2</sup>  
Bathrooms: 2 bathrooms  
Garage: Yes  
Terrace: Yes  
Swimming pool: Yes  
Land: 447 m<sup>2</sup>