



## ¡Discover your oasis of tranquility in Vilajuïga!

We present to you this charming 191m2 house built on a 400m2 plot in the peaceful village of Vilajuïga, where serenity and comfort blend perfectly.

Layout over two floors:

Upon entering, you will be welcomed by a spacious garage with a storage room, offering a useful area of 60.70m2. Ascending a staircase, you will reach the main floor, which boasts 69m2 of usable space. Here, you will find a cozy living room, a fully equipped separate kitchen with high-quality appliances, a restroom, and a double bedroom with a walk-in closet and a private bathroom with a shower. The living room opens to a 4.50m2 balcony, providing a perfect spot for relaxation.

Heading to the second floor, with its 24.50m2 of usable space, you will discover two bedrooms with built-in closets and a bathroom with a bathtub. The house, built in 2007, is characterized by high-quality finishes, including air conditioning in the living room, the master bedroom, and the hallway leading to the two upper bedrooms, as well as electric radiators for heating, parquet floor. Aluminum double-glazed windows and a solar panel for hot water ensure your comfort.

Additionally, on the back terrace, you can enjoy delightful barbecues with family and friends. To complete this wonderful package, the property features a garage, outdoor parking, and a pool for refreshing on sunny days.

The neighborhood is known for its friendliness and tranquility, creating an ideal living environment.

If you have additional questions:

- □Property Tax (IBI): The annual cost is approximately €700.
- □Pool Size: 7x3m with a maximum depth of approximately 1.20m.

But that's not all...

Vilajuïga is a strategically located municipality in Alt Empordà, offering a multitude of attractions for an extraordinary life. Its magnificent landscapes house ancient dolmens that will transport you back in time, while historical landmarks such as the medieval castle of Quermançó and the Romanesque church of San Felíu invite you to explore its rich history. Furthermore, Vilajuïga's gastronomic and wine tourism offerings are exceptional.

Vilajuïga's location is privileged, surrounded by the natural parks of Aiguamolls de l'Empordà (Empordà Wetlands) and Cap de Creus (Cape of Creus), offering a variety of unique natural experiences.

Transaction	Sale
Category	House
Surface area	191 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	400

399.000 €

