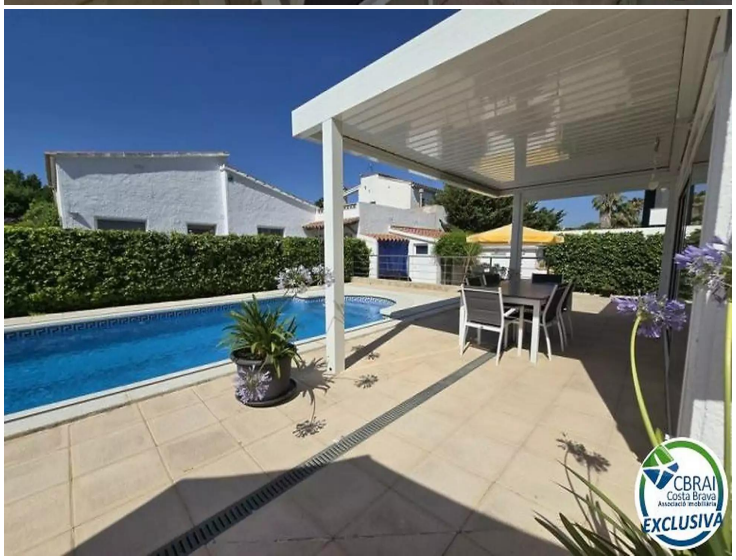
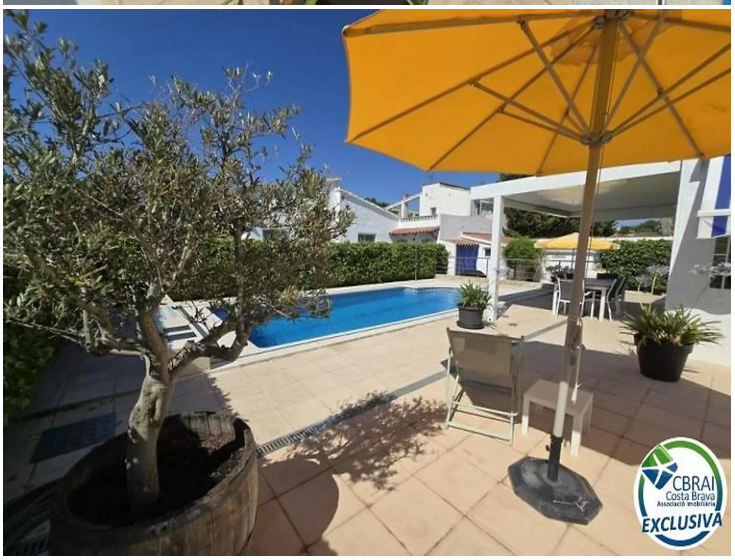

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ref. 34/6005

Single-story house with T. license - Montseny area

This single-story house in Empuriabrava captivates with its style and pleasant outdoor spaces. Thanks to its excellent southwest orientation, the house enjoys sunshine throughout the day, creating a warm and bright atmosphere.

The carefully landscaped garden features an 8x4m swimming pool with a solar cover, ideal for cooling off on sunny days. A two-level terrace offers different spaces for enjoying the outdoors all year round, and in front of the bay window, you'll find a bioclimatic pergola.

The interior layout is functional and comfortable: a separate, well-equipped kitchen, a laundry room, a dining/living room with direct access to the garden, three bedrooms, and two bathrooms and a toilet. At the end of the garden, you'll find an additional bedroom with a shower/toilet, ideal for family or guests.

Benefits: Air conditioning in all rooms, double-glazed windows with additional security, and solar panels. There are plenty of indoor parking spaces with two gates and a large semi-enclosed garage.
Tourist license. Sold furnished.

Located less than 150m from a port where it's possible to rent a mooring and 200m from the nearest shops, this house represents an ideal opportunity for those looking for a beautiful home on the Costa Brava.

Annual taxes:
Property tax = €537; Rubbish tax = €297.

Transaction	Sale
Category	House
Situation	Carrer Montseny, Empuriabrava
Built area	139 m^2
Useful area	96 m^2
Condition	Good condition
Rooms	4
Bathrooms	3 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	495 m^2
Furnished	Yes

559.000 €



















