GOERTZ & PARTNER
REAL ESTATE

**ref. V489**



# Magnificent single-storey house with private pool – Empuriabrava

Comfort, privacy and energy efficiency in one of Empuriabrava's most sought-after areas.

We are delighted to present this magnificent single-storey house, located in the Pení area, one of Empuriabrava's most peaceful and sought-after residential neighbourhoods. An excellent location, ideal as either a permanent home or a holiday retreat on the Costa Brava.

The property features a comfortable and practical layout, with 3 bedrooms and 2 full bathrooms, offering ideal living spaces for the whole family. Its entirely single-level design ensures maximum comfort and convenience in everyday life.

Equipped with reversible air conditioning and solar panels, the house provides year-round comfort and improved energy efficiency.

Outside, you will find a spacious terrace with a private swimming pool, the perfect

Preis: **510.000 €**

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setting to enjoy the Mediterranean climate, relax in the sunshine and spend unforgettable moments with family and friends.

The property also benefits from a private 17 m² garage.

An excellent opportunity to acquire a single-storey home with a private pool, generous outdoor spaces and all modern comforts, in one of Empuriabrava's most desirable residential areas.

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| Transaktion: | Verkauf | Typ: | Haus |
| Gemeinde: | pení, Empuriabrava, Alt Empordà | Wohnfläche: | 171 $m^2$ |
| Nutzfläche: | 115 $m^2$ | Zustand: | Guter Zustand |
| Schlafzimmer: | 3 | Badezimmer: | 2 badezimmer |
| Garage: | 17 $m^2$ | Schwimmbad: | Ja |
| Grundstück: | 365 $m^2$ | Möbliert: | Ja |