



## Charming Home in Empuriabrava – Fully Renovated and Close to the Sea

It has 2 bedrooms, 2 bathrooms and a large terrace

Discover this fully renovated house, located in a prime area of Empuriabrava, just minutes from the town centre, the beach and the main marina port. Its southwest orientation guarantees sunshine and natural light throughout the day, creating a warm, bright and very welcoming atmosphere.

Outside, you can enjoy moments of relaxation and well-being on a large terrace and a spacious balcony on the first floor —perfect spaces for al fresco dinners, sunny breakfasts or simply unwinding.

Inside, you'll fall in love with its spacious open-plan living room, which integrates a modern, functional American-style kitchen. The house has two suite-style bedrooms, designed to offer privacy, comfort and high-quality rest.

Equipped with reversible air conditioning, this property is ideal both for year-round

**Price: 260.000 €**

living and as a holiday home.

A unique opportunity to live in a privileged setting with all the comforts. Come see it and let yourself be seduced!

Transaction:	Sale	Category:	House
Municipality:	Alt Empordà	Surface area:	90 m <sup>2</sup>
Rooms:	2	Bathrooms:	2 bathrooms
Terrace:	Yes	Central heating:	Yes
Air conditioning:	Yes	Land:	68 m <sup>2</sup>
Balcony:	Yes		