GOERTZ & PARTNER
REAL ESTATE

ref. OA V1313



For sale, sector Pení, spectacular typical house in Empuriabrava with a tower.

With pool, garden, terrace, and garage.

This spectacular typical house in Empuriabrava, located in a quiet residential area, combines Mediterranean charm with all modern amenities. Situated just a few minutes' walk from the center, shops, restaurants, and the port with access to moorings, it is a unique opportunity both as a primary residence and as an investment for vacation rentals.

The house is distributed over two levels. On the ground floor, we find a bright living room with a fireplace that connects to a cozy dining room and a fully equipped open-plan kitchen, which includes a pantry with access to the outside. On this same floor, there are two double bedrooms, both with built-in wardrobes and air conditioning, one en suite, featuring a dressing room, private bathroom, and direct access to the outside. There is also an additional bathroom with a walk-in shower and bidet.

Price: **570.000 €**

On the first floor, located in the iconic tower, is the master suite, which includes a private lounge, an elegant bathroom with a shower, and two private terraces offering clear views, perfect for enjoying the surroundings with total privacy.

Outside, we have a fantastic pool with a sun terrace around it, perfect for outdoor enjoyment. Chill-out space and outdoor dining on a large plot with access through an automatic gate. Parking space for several vehicles and a closed garage. An exterior water point for garden maintenance.

Equipment: Air conditioning throughout the property, central gas heating with aluminum radiators, 2 water heaters.

Ideal and quiet location in one of the best areas of Empuriabrava, just minutes from the beach, the center, restaurants, supermarkets, and a port with access to boat moorings, this property offers an unbeatable combination of comfort, privacy, and Mediterranean lifestyle.

Do not miss this opportunity. Contact us for more information or to schedule a visit. We assist you in the entire buying process!

Transaction:	Sale	Category:	House
Situation:	Carrer Pani, Empuriabrava, Alt Empordà	Built area:	211 m^2
Condition:	Good condition	Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	342 m^2	Balcony:	Yes
Furnished:	Yes		