GOERTZ & PARTNER
REAL ESTATE

ref. HS V1343



Exclusive home in Sant Pere Pescador: house with tourist license and pool.

Ground-floor home with a large garden, private 4x7.5 m pool and double garage. Spacious interiors, plenty of natural light and open views of the Nautical Club.

Unique opportunity!!

Magnificent ground-floor home located in the privileged Nàutic Parc residential area of Sant Pere Pescador, in a quiet setting surrounded by nature, with beautiful open views of the Nautical Club and the Fluvià River.

The property stands out for its large garden with a wide variety of plants and green areas that provide privacy and create a very pleasant environment. At the rear of the house there is a large private swimming pool of approximately 4 x 7.5 meters, ideal for enjoying during the summer months.

The home offers spacious and very bright rooms thanks to its large windows and

Price: **560.000 €**

excellent orientation. The living-dining room, equipped with a fireplace, has direct visual access to the garden and pool, creating a pleasant connection between the interior and exterior. The kitchen, with a rustic style and integrated into the main living area, adds character and harmony to the home.

It has three double bedrooms, one of them en suite with a private bathroom. All bedrooms are fitted with hot and cold air conditioning. A second fully equipped bathroom is also included.

In addition, it features a laundry area, storage space, and a major added value: two large enclosed garages with automatic doors, offering enough space for several vehicles, bicycles, sports equipment, or additional storage.

Among its features are aluminum window frames with double glazing, motorized shutters in the living room and kitchen, heating, air conditioning, and underfloor heating in the living-dining room.

The property also has a ??????ic license, making it an excellent opportunity both as a permanent residence and as an investment, since it allows vacation rentals and the possibility of generating income from day one.

A home entirely distributed on one floor, ideal for those seeking spaciousness, natural light, privacy, and generous outdoor areas in one of the most exclusive areas of Sant Pere Pescador.

Transaction:	Sale	Category:	House
Situation:	Teresa Wilms Montt, Sant Pere Pescador, Alt Empordà	Built area:	227 m^2
Useful area:	180 m^2	Condition:	Perfect condition
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Garage:	23 m^2
Terrace:	20 m^2	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	788 m^2	Furnished:	Yes