



## Cozy and well maintained villa in a central sector

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This well maintained villa is located in one of the preferred residential areas, in the heart of Empuriabrava. It has a plot of 415 sqm and a constructed area of 150 sqm. There is a large garage with the high-quality heating system consisting of underfloor heating and oil central heating. Furthermore, the villa has solar panels on the roof. There are 2 double bedrooms, a single bedroom, a living area, a dining area with kitchen and a bathroom with shower. From the living area you have access to a winter garden, where you can relax and enjoy the view of the Mediterranean garden. Furthermore, there is an outdoor shower with toilet and a staircase leads to the sun terrace, which invites you to linger. The sale is partly furnished.

Extras: solar cells, oil central heating, fireplace with convection, underfloor heating, garden irrigation, double glazed windows

Price: **325.000 €**

Transaction: Sale  
Situation: Empuriabrava  
Rooms: 3  
Parking: Yes  
Utility room/area: Yes  
Garden: Yes  
Plot: 413 m<sup>2</sup>

Category: House/Villa  
Surface area: 151 m<sup>2</sup>  
Bathrooms: 2 bathrooms  
Garage: Yes  
Terrace: Yes  
Central heating: Yes