



House with pool and outbuildings in the Albères area.

Property of 252 m² with a pool, garage, and two independent units, near a private marina – sought-after area of Albères.

In the sought-after Albères sector, discover this charming property located just steps away from a private port where it is possible to rent a mooring. An exceptional situation to combine nautical pleasures and quality of life.

Set on a wooded plot of 580 m², it features approximately 252 m² of built area, divided between the main house and two independent dwellings, ideal for accommodating family, friends, or to adapt according to your projects.

The main house boasts a bright living room open to the pool, which includes a lounge, dining area, and equipped kitchen. The sleeping area includes two comfortable bedrooms and a bathroom with an Italian shower. A reversible central air conditioning system and a fireplace ensure optimal comfort in all seasons.

Outside, you will enjoy a large terrace with a barbecue, a southwest-facing pool, a closed garage, and several private parking spaces.

Two outbuildings complete the property:

- The first space includes a bedroom and bathroom.
- On the upper floor, a second dwelling with a bedroom, office (or small additional room), separate WC, and water point.

A rare property due to its location and volumes, offering excellent renovation prospects.

The stated price does not include taxes or costs related to the sale (ITP or VAT, notary, property registration, and management fees). The real estate brokerage fees are included in the price. The property is sold in its current state. The information provided is indicative and may be subject to unintentional errors or omissions.

Transaction	Sale
Category	House
Situation	carrer alberes, 108, Empuriabrava, Alt Empordà
Built area	252 m ²
Occup. cert.	CHG0098911001
Condition	Good condition
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Swimming pool	Yes
Plot	580 m ²

650.000 €

