



## Charming fully renovated house in the residential area of Carlit – Empuriabrava

Located in the quiet and sought-after residential area of Carlit in Empuriabrava, this charming fully renovated house offers comfort, functionality and an excellent east-facing orientation, providing plenty of natural light throughout the day. The property sits on a 200 m<sup>2</sup> plot, ideal for enjoying outdoor spaces with privacy and multiple usage possibilities. The house features two double bedrooms, one of them with a walk-in wardrobe, as well as a mezzanine that can be used as an additional bedroom, office, playroom or leisure area, adapting perfectly to different needs. Recently renovated using high-quality materials, the property is in excellent condition and ready to move into. It offers a beautiful, functional kitchen with access to a fully glazed covered porch, perfect to enjoy all year round. The house includes a full bathroom with shower and is equipped with double-glazed windows and reversible air conditioning (heating/cooling) to ensure maximum comfort. An ideal property as a permanent residence, second home or investment, located in a quiet and well-connected residential area.

Transaction	Sale
Category	House
Situation	Calle Carlit, 35, Empuriabrava, Alt Empordà
Built area	62 m <sup>2</sup>
Useful area	50 m <sup>2</sup>
Occup. cert.	
Condition	Restored
Rooms	2
Bathrooms	1 bathroom
Terrace	5 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Plot	200

339.000 €

