



House divided into 2 apartments with garage in Empuriabrava.

An ideal setup with two independent homes and several outdoor areas.

Located in Empuriabrava, this house of 100 m² built on a plot of 195 m² stands out for its smart layout, divided into two completely independent apartments thanks to an exterior staircase. A particularly interesting arrangement to host family and friends or to have two distinct living spaces.

The ground floor features an apartment comprised of two bedrooms, a bathroom, and a living room with an open kitchen, creating a cozy and functional space.

On the upper floor, the second apartment also offers two bedrooms, one of which has a small private terrace, a bathroom, an independent kitchen, and a living room that provides access to a terrace. Each level enjoys its autonomy and its own outdoor spaces.

Outside, the property includes a courtyard, a large covered terrace ideal for outdoor dining throughout the year, as well as a large garage of 18 m² and an additional parking space.

A versatile property that offers multiple possibilities for use, located in an attractive area of Empuriabrava.

The indicated price does not include taxes or costs derived from the sale (ITP or VAT, notary, property registration, and management fees).

Real estate brokerage fees are included in the price.

The property is sold in its current condition.

The information provided is indicative and may be subject to errors or unintentional omissions.

Transaction	Sale
Category	House
Situation	MONTSENY, 138A, Empuriabrava, Alt Empordà
Built area	143 m ²
Useful area	100 m ²
Occup. cert.	CHG00568217001
Condition	Good condition
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Garage	18 m ²
Plot	195 m ²

359.000 €

