



Beautiful house with pool and garage - Alberes area - Empuriabrava

Rare address just 50 meters from a private marina with mooring option, ideal for sea lovers and tranquility - Alberes area - Empuriabrava

In the sought-after Albères area, discover this charming property just steps away from a private port where you can rent a mooring. An exceptional location to combine nautical pleasures and quality of life.

Set on a wooded plot of 580 m², it offers approximately 252 m² of built space, distributed between the main house and two independent units, allowing you to host family, friends, or create complementary spaces according to your projects.

The main house features a bright living area open to the pool, including a living room, dining area, and equipped kitchen. The night area comprises two comfortable bedrooms and a bathroom with an Italian shower. A centralized reversible air conditioning system as well as a fireplace ensure optimal comfort in every season.

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

Two outbuildings complete the property:

The first space includes a bedroom and a bathroom.

On the upper floor, the second unit consists of a bedroom, an office (or small guest room), a separate toilet, and a water point.

??? A rare property due to its location and spaciousness, offering great potential for development.

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	252 m ²
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Swimming pool	Yes
Land	580 m ²

650.000 €

