



## House with garden, veranda, and garage 300 m from the beach – Montgrí, Empuriabrava.

Charming family home with terrace, garden, barbecue, and suite on the upper floor.

Located in the residential area of Montgrí in Empuriabrava, this house built on a 200 m<sup>2</sup> plot benefits from a privileged location, just 300 meters from the beach and shops.

Spread over two levels, it offers on the ground floor a pleasant living room with a semi-open kitchen, two comfortable bedrooms, and a bathroom. The living room opens onto a sunny terrace and a beautiful veranda ideal for family or friends meals.

At the back, a small private garden with space for a barbecue invites you to enjoy the beautiful summer days, while at the front, parking spaces complement the closed garage.

On the upper floor, the house has two additional bedrooms, including a master suite with a private bathroom and a west-facing terrace, offering tranquility and privacy.

A pleasant and well-distributed house, perfect as a main residence, holiday home, or investment on the Costa Brava, in a quiet environment and within walking distance of the sea.

The indicated price does not include taxes or costs associated with the purchase (ITP or VAT, notary, property registration, and management fees).

Real estate brokerage fees are included in the price. The property is sold as is.

The information provided is for guidance and may be subject to inadvertent errors or omissions.

Transaction	Sale
Category	House
Situation	secteur MONTGRI, 27, Empuriabrava, Alt Empordà
Built area	163 m <sup>2</sup>
Occup. cert.	CHG00371624001
Condition	Good condition
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Garage	17 m <sup>2</sup>
Terrace	Yes
Central heating	Yes
Plot	202 m <sup>2</sup>

399.000 €

