



## Beautiful house on a plot of 838m2.

Incredible house for sale on a 838m2 plot with 4 bedrooms in Empuriabrava

This magnificent house, located in a quiet and highly sought-after neighborhood, offers an exceptional lifestyle that combines comfort, brightness, and high-quality amenities. With its spacious land, it presents an uncommon opportunity: to divide the plot for a new project or possible partial resale.

Inside, the villa features four bedrooms, three of which are master suites with their own private bathroom, providing a level of comfort and intimacy that is highly valued. The main living room is spacious and filled with light thanks to its large windows that connect to the outside. A modern open-concept kitchen, fully equipped, complements this cozy space, perfect for hosting family and friends.

Outside, the garden has been carefully designed, with trees and plants selected thoughtfully, creating a relaxing atmosphere. A beautiful pool invites enjoyment on sunny days, while a jacuzzi offers moments of relaxation year-round. An outdoor kitchen completes this exterior space, ideal for enjoying al fresco dining.

The property also includes a 25 m<sup>2</sup> garage and ample parking space for several vehicles.

Finally, the extensive 838 m<sup>2</sup> land represents a true advantage, with the possibility of dividing it into two independent plots, offering interesting potential for both investment and future real estate projects.

This villa is a unique opportunity that combines quality of life and high appreciation potential. A visit is a must to discover all its charm and possibilities!

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

Real estate brokerage fees are included in the price.

The property is sold in its current state.

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

Transaction	Sale
Category	House
Situation	CARLIT, 21B, Empuriabrava, Alt Empordà
Built area	293 m <sup>2</sup>
Occup. cert.	CHG01255216001
Condition	
Rooms	4
Bathrooms	4 bathrooms
Garage	Yes
Air conditioning	Yes
Plot	838 m <sup>2</sup>

950.000 €

