



**PLANTA BAJA**



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## House Near Beach Divided into 2 Apartments

Unique opportunity! House with two independent apartments

Don't miss this excellent opportunity to acquire a house that features two completely independent apartments, each with its own private entrance, offering total autonomy. Ideal for a large family or as an investment for rental, this property combines space, comfort, and modern amenities, all in a quiet area, less than 1,000 meters from the beach.

Apartment 1 (Ground floor) – 91.47 m<sup>2</sup>

This first apartment of 91.47 m<sup>2</sup> offers a spacious, bright living room with an open and well-equipped kitchen. It has three roomy bedrooms, perfect for the whole family. There is also a covered terrace of 23.45 m<sup>2</sup> to enjoy the outdoors. It includes plenty of storage space for added convenience. The toilet is separate from the bathroom. Additionally, it has air conditioning to ensure a pleasant temperature throughout the year.

Apartment 2 (Upper floor) – 130.04 m<sup>2</sup>

Located on the upper floor, this spacious apartment of 130.04 m<sup>2</sup> features a large living room with an integrated kitchen, ideal for social moments. It has two bedrooms and a large uncovered terrace of 31 m<sup>2</sup>, perfect for enjoying sunny days. It also offers ample storage space. Like the first apartment, the toilet is separate from the bathroom. The air conditioning provides a cool and comfortable environment all year round.

Additional features

- Double garage for comfortable and secure parking
- Large porch that allows for parking multiple vehicles, with access from two gates located on both sides of the house
- Large pool to enjoy moments of relaxation and leisure
- Alarm system for added security
- Fiber optic connection for fast and stable internet
- Solar panels to reduce energy consumption
- Storage room for additional storage
- Ample storage spaces in both apartments for an organized and functional living
- Air conditioning in both residences for maximum comfort all year round
- Located in a quiet area (Montgri), less than 1,000 meters from the beach, close to all amenities

This house combines comfort, space, and quality in a peaceful setting, just steps from the sea. Don't miss this unique opportunity and contact us today to schedule a viewing!

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	295 m <sup>2</sup>
Rooms	5
Bathrooms	2 bathrooms
Swimming pool	Yes
Land	423 m <sup>2</sup>

625.000 €

