



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 featuring two completely independent apartments, each with its own private entrance, providing total autonomy. Ideal for a large family or as an investment for rent, 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 m²

This first apartment of 91.47 m² offers a spacious, bright living room with an open and well-equipped kitchen. It has three spacious bedrooms, perfect for the entire family. Additionally, there is a covered terrace of 23.45 m² to enjoy the outdoors. It includes numerous storage spaces for added convenience. The toilet is separate from the bathroom. Moreover, it has air conditioning to ensure a pleasant temperature throughout the year.

Apartment 2 (Upper floor) – 130.04 m²

Located on the upper floor, this spacious apartment of 130.04 m² features a large living room with an integrated kitchen, ideal for socializing. It has two bedrooms and a large uncovered terrace of 31 m², perfect for 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 year-round.

Additional features

- Double garage for comfortable and secure parking
- Large porch allowing parking for several vehicles, with access from two gates located on either side of the house
- Large swimming pool for 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 life
- Air conditioning in both residences for maximum comfort all year round
- Located in a peaceful area (Montgri), less than 1,000 meters from the beach, close to all amenities

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

The indicated price does not include taxes or expenses related to the purchase (ITP or VAT, notary, property registration, and management fees).

The 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

Transaction	Sale
Category	House
Situation	MONTGRI, 191, Empuriabrava, Alt Empordà
Built area	295 m ²
Occup. cert.	CHG01093119001
Condition	Good condition
Rooms	5
Bathrooms	2 bathrooms
Swimming pool	Yes
Plot	423 m ²

595.000 €

