



## Villa with Tourist License, Pool, and 4 Bedrooms on Ground Floor

We are delighted to present to you this real estate gem located in the heart of Empuriabrava, just 200 meters from the bustling center, where comfort and coastal charm merge to create a unique home.

This charming 4-bedroom detached house is a true treasure in this sought-after area, offering a privileged location close to local shops and the beach. Three out of the four bedrooms boast en-suite bathrooms, while the fourth bedroom features a bathroom just across the hall, all equipped with spacious Italian showers, ensuring privacy, comfort, and style for you and your family.

The highlight of this property is its single-level design, making it perfect for families who prefer to avoid stairs and seek comfort in their daily lives. From the fully equipped kitchen, with direct access to the garden, to the cozy living-dining room with views of the pool, every detail has been carefully designed with contemporary style and functionality in mind.

The true gem of this house is its spectacular terrace and private pool. Enjoy refreshing swims all year round, thanks to the pool's electric heating system, and relax in the shade of the beautiful pergola with integrated lights, perfect for outdoor dining and leisure time on warm summer days. Additionally, it's worth noting that the fence surrounding the pool is elegant and elevated, ensuring total privacy and preventing any unwanted views from the outside.

In addition to its impressive features, the house is equipped with all modern conveniences for a worry-free life. From reversible air conditioning in all rooms to LED lights throughout the property, every detail has been carefully considered for your comfort and convenience. Recently, photovoltaic solar panels have been installed on the roof, ensuring a considerable production of renewable energy. Furthermore, all blinds in every room are electric, adding an extra touch of convenience and modernity.

It's important to highlight that this property has a tourist license, making it a gem for those interested in vacation rentals. Additionally, for your peace of mind, the house boasts a large garage and space to park several cars in the garden, along with an electric gate and alarm system installed.

In summary, this house represents a unique opportunity for those looking to combine the charm of home with the excitement of living by the sea. Don't hesitate to contact us to arrange a visit and discover all that this beautiful property has to offer.

Transaction	Sale
Surface area	178 m <sup>2</sup>
Rooms	4
Bathrooms	4 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Terrace	Surface area
Swimming pool	Yes
Air conditioning	Yes
Land	523
Furnished	Yes

699.000 €









