

**IEV227**
**Empuriabrava**
**749000 EUR**

 163 m<sup>2</sup>

 282 m<sup>2</sup>


4



1



✓



✓

This terraced house is located in the Requesens sector, in the center of Empuriabrava, and, within walking distance of the beach.

The house is distributed in:

- 1) Ground floor: spacious living-dining room with access to the pool, open kitchen with bar, a bedroom, a bathroom and a staircase to access the floor
- 2) First floor: 1 bedroom with private bathroom, 2 double bedrooms and 1 bathroom.

Constructed area: 163,83m<sup>2</sup>

Plot size : 282,08m<sup>2</sup>

### Key characteristics:

Within walking distance to the beach, New or recent construction, Exclusive property, Investment property

Private garden  
American fully equipped kitchen  
New construction

**Environment:**

Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to nature park, Close to town centre

**View:**

Garden / Swimming pool view

**Features - Inside:**

Electric shutters

**Features - Outside:**

Double glazed windows, Large bay windows

**Rooms:**

bedrooms  
1 bathrooms  
1 ensuite bathrooms  
-1 living/dining rooms

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kWh/m² año	Emisiones kg CO <sub>2</sub> /m² año
A	más eficiente		
B			
C			
D			
E			
F			
G	menos eficiente		