



House in Montseny with three bedrooms and clear views of a park **259.000 €**

Charming House in Empuriabrava – Montseny Area, with Clear Views of a Park

Located in the quiet and residential Montseny area of Empuriabrava, this charming house is built on a 131 m<sup>2</sup> plot and offers a constructed area of 66 m<sup>2</sup> spread across two levels, with spacious and well-utilized spaces.

On the ground floor, there is a large and bright living-dining room with direct access to two beautiful terraces: one sunny terrace at the front of the house and another at the back with clear views of the park, perfect for relaxing and enjoying family moments. The open-plan kitchen has an additional dining area and a second summer kitchen next to the terrace, which includes a laundry and storage room. From here, you have direct access to the rear terrace, a private space ideal for preparing meals and barbecues with family. This floor also has a guest toilet.

On the upper floor, there are three bedrooms and a spacious full bathroom. All rooms are equipped with air conditioning for maximum comfort.

Outside, the house offers ample parking space at the front, as well as a terrace ideal for sunbathing. The location is unbeatable: just 400 meters from supermarkets and a shopping center with all necessary amenities, close to the beach but in a quiet area, surrounded by parks and a children's playground.

The property is in excellent condition and is sold with air conditioning in all rooms, double-glazed PVC windows, built-in wardrobes, and is partially furnished.

A unique opportunity to enjoy comfort and tranquility in one of the best areas of Empuriabrava!

Transaction:	Sale	Category:	Single family house
Situation:	Pasaje Montseny, 122, Sector Montseny, Empuriabrava, Alt Empordà	Built area:	66 m <sup>2</sup>
Useful area:	65 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	3
Bathrooms:	1 bathroom , 1 toilet	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	87 m <sup>2</sup>
Garden:	131 m <sup>2</sup>	Central heating:	Yes
Air conditioning:	Yes	Plot:	131
Furnished:	Yes		