



## Charming House with Pool and Terrace in the Avda. Catalunya area

This fantastic house offers the perfect balance between comfort, spaciousness, and a privileged setting, surrounded by shops and services. With a functional layout designed for family living, this home is ideal for those seeking a residence with all amenities.

On the ground floor, a bright living-dining room welcomes you with an elegant fireplace, creating a warm and inviting atmosphere. From here, you have direct access to a large terrace with a barbecue area, perfect for enjoying the outdoors and gatherings. The independent and fully equipped kitchen features practical access to the dining room, simplifying daily life. This floor also includes two bedrooms with direct views of the terrace and a full bathroom with a shower, ensuring comfort and privacy.

The upper floor hosts two additional bedrooms, along with another full bathroom with a shower and a spacious terrace, offering versatile spaces for the whole

**Price: 370.000 €**

family. For maximum comfort throughout the year, the home is equipped with gas heating.

The exterior is, without a doubt, one of this house's strong points: it boasts a private pool, the aforementioned barbecue area, and ample terraces, ideal for moments of relaxation and outdoor leisure.

For your complete convenience, the house offers the possibility to purchase a parking space in a nearby building, ensuring a practical solution for parking.

Transaction:	Sale	Category:	Townhouse
Municipality:	Baix Empordà	Surface area:	145 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Washing machine:	Yes	Terrace:	Yes
Swimming pool:	Yes	Land:	238 m <sup>2</sup>