

**IC-V-036, EL TEMPLE 420.000 EUR**

**PROPERTY INFORMATION:**

Category : House  
Type : For sale

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Spacious detached house distributed on three floors. Located in a very quiet residential area and not far away from the center of Castell<sup>3</sup> d'Emp<sup>0</sup>ries. Only 4 km from Empuriabrava and the beaches.

DISTRIBUTION : Ground floor : Large garage to park several cars. Behind the garage there is an apartment distributed in living-dining room with open kitchen, double bedroom and bathroom with bath. From the living-dining room you have access to a patio with barbecue and bathroom with shower. Large entrance to the first floor. First floor : Entrance hall, large living-dining room with fireplace, large fully equipped kitchen, 4 double bedrooms, bathroom with bath and a separate toilet. Second floor : Large room of 77 m2 and separate aerea with washing machine. A south/west terrace with nice view over the rooftops of the village and the Pyrenees. In addition a second terrace to the north/east with view to the basilika of Santa Maria and overlooking the mountains of Roses. OBSERVATION : The house is 343 m2 (ground floor 136 m2, first floor 130 m2 and second floor 77 m2) and set on a plot of 176 m2 and facing south/west. The house has air conditioning/heat pump in the apartment and on the first floor.

**OTHER INFO**

Studio : Yes  
Terrace : Yes