



### **Carmanço, 76, Empuriabrava, 17487**

Magnificent villa close to the center of Empuriabrava only 250 meters from the beach and the commercial area. It consists of 286 square meters built on a plot of 657 square meters and has a swimming pool. This property located near the center of Empuriabrava has many amenities and is ideal for year-round living. The ground floor is divided into an entrance hall, a large living room, an independent and fully equipped kitchen, three double bedrooms and a bathroom with an Italian shower. On the upper floor we find a double bedroom and a bathroom with a shower. From here we have access to the large terrace to have lunch and dinner with the family. The beautiful exterior part with large garden with trees, swimming pool with shower and toilet, covered terrace, barbecue area, offers us a perfect environment to enjoy with the whole family. It also has a garage and outdoor space to park several cars. Extras: southwest orientation, fireplace, garage, double glazing, gas central heating, Wi-Fi installation.