



### Carles Riba, 9, Castelló d'Empúries, 17486

Semi-detached house, distributed over two floors, with a garden and located in a privileged and quiet residential sector of a town in the Alt Empordà, near the town center and only 6 km from Empuriabrava and its beaches.

**DISTRIBUTION**Ground floor: Patio and garden at the front of the house, garage with utility room, entrance hall, living-dining room with closed fireplace, totally closed living room with large windows, fully equipped kitchen with pantry, 1 complete bathroom with shower, terrace and garden at the back.  
First floor: 3 double bedrooms, some with fitted wardrobes, 1 large single bedroom, 1 full bathroom with shower and 2 terraces.

**OBSERVATION**House of 160 square meters of housing on a plot of 225 square meters. The house has city gas heating, reversible air conditioning, softener, alarm, aluminum windows with double glazing and stoneware floors. In the garden at the back there is also an outdoor kitchen and barbecue. There is access to a large basement with an area of 100 square meters that has electricity, water and a kitchen. The house is located in a residential area, a family and quiet area, with a large playground for children.