



### Sector Requesens, 125A, Empuriabrava, 17487

Large corner house with a beautiful and spacious garden and private pool, located in one of the best areas of Empuriabrava, the Requesens sector, quiet and very familiar, located 300m from the beach and 100m from shops. Constructed area of 284 square meters on a plot of 379 square meters.

This beautiful house with all the extras is distributed over two main floors and a large basement; Ground floor with an entrance hall, a spacious living-dining room, a fully equipped kitchen, a bedroom-office, a complete bathroom with a shower, a large garage with a laundry room and an interior patio. It has a second living room and dining room with an integrated kitchen, both with large windows that give access to the garden with a pool, a bathroom with a shower next to the pool and a solarium area to relax. First floor with a bedroom suite with its dressing room and bathroom with shower, also with access to a large and sunny terrace. Three double bedrooms and a complete bathroom with a hydromassage bathtub. Basement floor where we find a large room and a beautiful cellar with a small kitchen to celebrate family parties. Extras: Heating with city gas, air conditioning, double-glazed windows, fitted wardrobes in all bedrooms, alarm system with cameras, it is built with high-quality materials, tastefully decorated and in perfect condition, ect... Empuriabrava, our Venice.

With 23km of navigable channels, the Empuriabrava Marina is considered the largest residential marina in Europe. This development is part of the municipality of Castelló d'Empúries, it has become a privileged area, built between the canals and the seashore, surrounded by the Aiguamolls Natural Park. People should highlight the promenade, the canals, the airport and the medieval city of Castelló. It has all the necessary services, schools, medical centers, shops and restaurants, a great place to live and a great place to spend a vacation. The location and the weather also contribute, among other things, to being a benchmark in the practice of skydiving and water sports.