



**LUXURY VILLA IN PREFERENTIAL POSITION.** Although it is in a tourist urbanisation, in an area that is quiet and central, on a street where there is very little traffic. Only 500 mtrs from shopping area and the beach of Empuriabrava.

**DISTRIBUTION :** Ground floor : You can enter the house through the entrance hall. The ground floor consists of a spacious and bright living- / dining room with fireplace and exit to the terrace and garden; an ideal place for family meals and a place to relax in the comfortable armchairs. A large kitchen with access to the laundry room. Furthermore, on the ground floor is one completely bathroom with urinary and walk-in shower and there are 2 bedrooms with fitted wardrobes and a second completely bathroom with walk-in shower. In the garden, you will discover a 24 sq.m swimming pool, a covered terrace where you could share good times with your family and friends. First floor : The first floor consists of a large master suite with dressing room, completely bathroom with double sinks and walk-in shower. From this room you can reach the terrace (East + South). An exterior staircase leads to two spacious terraces from which you can enjoy magnificent views over the bay of Roses, Empuriabrava, canals and the mountains. Apartment : Apartment for four persons with access to the garden and the swimmingpool. **OBSERVATION :** The house covers 350m2 and is set in 748m2 of land. The house has central oil heating, individual air conditioning throughout the house, PVC windows double-glazing, electric shutters and alarm. heated towel rail, sprinkler watering system, outdoor shower, sold with furniture! The house has ample parking space. Its location allowing you to reach the centre, and La Rubina beach in a only few minutes walk. This villa is perfect not only for holidays, but also to live all year round !!!!! Stop waiting and come visit this sumptuous property !!!!! Empuriabrava, our Venice - Empuriabrava belongs to the municipality of Castelló d'Empúries and has become a prime area. Built between channels and in front the sea, surrounded by the Natural Park of Aiguamolls Empordà, it is very well located within the region and the country. Just a few kilometres from Roses, Figueres, Girona and the French border, we have a result from being close to many attractions; the Paseo Marítimo, the canals, the airport and the medieval Castelló d'Empúries. It has all the facilities, schools, medical centres, shops and restaurants, great for living and great for holidays.