



## Live the charm of the Empordà in this light-filled home with a garden and swimming pool. 0

In one of the most sought-after areas of the Baix Empordà, surrounded by peace and nature, you'll find this charming house in Mont-ras — a property that invites you to enjoy comfort, natural light, and outdoor living all year round.

From the very first step, this home radiates warmth and character, with spacious, thoughtfully designed interiors that offer a sense of well-being in every corner.

The ground floor features a cozy living-dining room with a fireplace, air conditioning, and a ceiling fan, opening onto a garden terrace that's perfect for family gatherings or evenings with friends. The outdoor area, complete with a swimming pool and barbecue, is a true oasis where the sun touches every corner throughout the day. The separate kitchen is spacious and equipped with air conditioning, designed for those who enjoy the pleasure of cooking. This floor also includes a double bedroom that offers both comfort and flexibility, along with a guest toilet.

Upstairs, you'll be delighted by a master suite that combines elegance and privacy: it boasts a walk-in closet, a full bathroom with both a bathtub and a shower, and access to a large terrace with open views — perfect for starting the day in peace. Two additional bedrooms, a full bathroom, and a practical laundry room with access to another terrace complete this level.

The property also includes a spacious garage with room for at least three cars, along with a range of features that enhance both quality and comfort: electric shutters, awning, mosquito screens, ceiling fans, aluminum windows with double glazing, oil-fired central heating, and an osmosis system for drinking water.

A home that won't leave you indifferent — ideal as a primary residence or a second home to enjoy

the charm of the Costa Brava at any time of year.

Contact us for more information or to schedule a visit.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	389 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Land:	509 m <sup>2</sup>





























