



### Peixeteries Velles, 3, Castelló d'Empúries, 17486

Village house of 355 m2 and distributed over three floors, on a land of 152 m2. Located in the historic center of Castelló d'Empúries. One step away from the best beaches in the Bay of Roses (Costa Brava) and close to services such as supermarket, school, medical attention, etc.

Distribution of the house: Ground floor: Main entrance with access to the large garage with space for three cars and a 38 m2 warehouse. First floor: Hall, living room, separate kitchen, 3 double bedrooms, a complete bathroom with shower and a single bedroom with access to the terrace and the laundry room. The terrace has a barbecue to enjoy your lunch and dinner outdoors. Second floor: Pending reforms to build an independent apartment, it has several rooms. Third floor: Terrace located to the north with views of the sea, in the middle a covered laundry room and a second terrace located to the south with views of the town. Extras: Central heating, fitted wardrobes, ceramic floors, and the garage with direct access to the house.