



### Carrer Mare de la Font, 90, Castelló d'Empúries, 17486

Wonderful semi-detached house, on the ground floor and completely renovated, in Castelló Nou. Located in a quiet area behind the Pitch & Putt golf course and at the same time close to a large supermarket. Welcome to your new home in Castelló Nou.

This cozy house is located on a 421 m2 plot, with 100 m2 of construction that includes various terraces, and a beautiful, well-kept garden. The property has all its amenities on one floor, with an open concept living room and kitchen. In addition, it has 3 large rooms, including a double bedroom, a spacious guest room and another bright 20 m2 room with sliding doors that open onto the garden and a 30 m2 terrace. In the center, between the bedrooms, there is a bathroom with shower and a guest toilet. The house also has a basement with a garage, a large storage room and oil central heating. Highlights include the new PVC windows, the 2 air conditioners, the cast iron stove and the new entrance doors, as well as the wonderful solarium terrace over the extension of the house. Located in the stunning landscape of Alt Empordà, at the foot of the Canigó, this property offers exceptional views of the Pyrenees and the Mediterranean. In addition, it is located near national parks such as Cap de Creus and Aiguamolls, and has an extensive network of bike paths.

Empuriabrava is just 35 minutes from Perpignan, 5 minutes from the most beautiful beaches of Rosas Bay on the Costa Brava, 25 minutes from Figueres and Cadaqués, iconic places related to Salvador Dalí. If you are a sports lover, you will find a wide variety of sports activities to enjoy. In Empuriabrava, the largest marina in Europe, you can enjoy water sports in all its variations.