



## House for sale in Empuriabrava in a big channel

Modern house with 12,5 m mooring on a big channel

This wonderful house renovated in modern style is located on one of the Empuriabrava canals. On the ground floor there is a spacious and bright living-dining room with a fully equipped open kitchen (which also has 2 ovens and 2 refrigerators with a freezer), 2 en-suite bedrooms with a full bathroom and an additional room that is used as an office or office. On the upper floor there are 2 en-suite bedrooms with a private bathroom and a terrace with canal views.

The house is equipped with a private garage for 1 car, electric exterior door, air conditioning, electric heating, ceiling fans, electric shutters, automatic irrigation system and exterior lights.

On the outside of the house there is a large garden with a private pool equipped with garden furniture, where you can lie down to sunbathe or hang out with the family, as well as a 12'5 meter private mooring on a big channel.

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|------------------|--------------------|
| Transaction      | Sale               |
| Category         | House with mooring |
| Situation        | Alt Empordà        |
| Surface area     | 180 m <sup>2</sup> |
| Rooms            | 4                  |
| Bathrooms        | 4 bathrooms        |
| Garage           | Yes                |
| Garden           | Yes                |
| Mooring          | Yes                |
| Swimming pool    | Yes                |
| Central heating  | Yes                |
| Air conditioning | Yes                |
| Plot             | 500 m <sup>2</sup> |
| Furnished        | Yes                |

1.250.000 €



