



Fisherman's house with 5 x 10 m mooring before the bridges, 200 m from the beach.

164 m² built over 3 levels, tourist license, garage and views over Roses Bay.

Located on the Empuriabrava marina, before the bridges and just 200 meters from Rubina Beach, this fisherman's house with a 4.9 x 10-meter mooring enjoys a privileged location for boating and seaside lovers.

Offering 164 m² built over three levels, the property provides generous spaces and a particularly interesting layout. The ground floor features a large 58 m² garage converted into an independent apartment including a kitchen, living room, bathroom, and a cabin bedroom, while still retaining an enclosed garage of approximately 20 m². This area also benefits from a pleasant terrace with direct access to the mooring.

On the first floor, a spacious living area combines the lounge, dining room, and kitchen. Two terraces allow you to enjoy different exposures: one facing northeast with views over Roses Bay, and the other facing southwest to make the most of the sun.

The second floor hosts the night area, with a master suite featuring a private bathroom, dressing room, and office space, as well as a second bedroom and an additional bathroom. Both bedrooms have access to their own terrace.

The house also includes a private parking space in front of the property, as well as a tourist license, a highly sought-after asset in Empuriabrava.

A rare property offering mooring, space, proximity to the beach, and views over Roses Bay in the heart of Europe's largest residential marina.

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| Transaktion | Verkauf |
| Typ | Haus mit Liegeplatz |
| Gemeinde | PORT MOXO, Empuriabrava, Alt Empordà |
| Wohnfläche | 164 m ² |
| Nutzfläche | 72 m ² |
| Bewohnb. Zeugnis | CHG00014412001 |
| Zustand | |
| Schlafzimmer | 3 |
| Badezimmer | 3 badezimmer |
| Parking | Ja |
| Garage | 20 m ² |
| Klimaanlage | Ja |
| Grundstück | 83 m ² |

480.000 €

