



## House with pool and 30 m mooring before the bridges

Spectacular villa with 30m mooring and 1735 m<sup>2</sup> of land. Don't miss the opportunity to have your own paradise by the sea! Contact us now!

Incredible luxury villa in Empuriabrava! With approximately 350m<sup>2</sup> of built area and a south-facing plot of 1,735m<sup>2</sup>, this property is unique. It features a 30-meter mooring ideal for sailboats, a 10x4 meter boat garage, and is designed for water sports enthusiasts. On the ground floor, there are two independent apartments with a bedroom and bathroom each, one of them with a living room and kitchen. The main part offers a spacious 60m<sup>2</sup> living room, dining room, equipped kitchen, two bedrooms, and a bathroom. On the first floor, an office, two bedrooms, two bathrooms, and an impressive rooftop terrace. It is equipped with central heating, air conditioning, fireplace, alarm system, fish pond, three-car garage, terraces with barbecue, a 10x3.5 meter heated pool. Don't miss this opportunity to live like a king in this wonderful villa!

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	544 m <sup>2</sup>
Rooms	5
Bathrooms	5 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Courtyard	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	1.735 m <sup>2</sup>

2.495.000 €





