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CASARES & MERCADER

ref. 111091






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

Spectacular villa with 30m mooring and 1735 m2 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 350m² of built area and a south-facing plot of 1,735m², 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 60m² 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!

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|---|---|
| Transaction | Sale |
| Category | House with mooring |
| Situation | Empuries A, Empuriabrava, Alt Empordà |
| Built area | 544 $m^2$ |
| Condition | |
| 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 |
| Plot | 1.735 $m^2$ |

2.495.000 €




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