



Exclusive modern house on a wide canal in Empuriabrava.

Segre area, south-facing, with a saltwater pool and 12-meter mooring.

Exclusive modern villa renovated in 2024 on wide canal – Empuriabrava

This beautiful house, fully renovated in 2024 with high-quality finishes, is located in one of the most sought-after areas of Empuriabrava. It enjoys an excellent southeast orientation, ensuring natural light throughout the day.

On the ground floor, we find an elegant open kitchen leading to the living-dining room, with direct access to a spacious private garden and a magnificent 7 x 2.5 meter saltwater pool. The property also features a private mooring of 12 meters on a wide canal, ideal for boating enthusiasts. On this same floor, there are two double bedrooms, both with en-suite bathrooms, as well as a guest toilet.

The upper floor hosts two additional bedrooms, also en-suite, a large storage room, and a versatile space ideal for an office or study, with the possibility of creating a fifth bedroom.

Extras and amenities: home automation system, oil heating via radiators, reversible air conditioning, excellent thermal insulation, aluminum windows with double glazing, and electric shutters. The property includes a closed garage for one vehicle, parking space for two more cars, and a charger for an electric vehicle.

An exclusive and modern villa on a wide canal, perfect as a primary residence or luxury second home.

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	240 m ²
Rooms	4
Bathrooms	5 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Utility room/area	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	540 m ²
Furnished	Yes

1.395.000 €

