



Elegant villa with tourist license for sale on the Ebre canal.

With a pool, four bedrooms, and three bathrooms.

At the entrance of this magnificent property, we find a private parking space with capacity for two vehicles and direct access to the garage. Upon crossing the main door, a welcoming hall leads us to a full bathroom and a double bedroom with air conditioning.

The main floor stands out for its spacious open-plan area, which integrates a fully equipped kitchen with a practical island, perfect for enjoying pleasant family breakfasts. Next, there is a dining area with a large table, and at the back, the living room, equipped with comfortable sofas, television, and air conditioning. The large windows bring in ample natural light and provide direct access to the terrace and the private pool. From this area, there is also access to a practical service room with a washing machine, dryer, and outdoor shower.

Outside, the property features a covered terrace and an elegant bioclimatic pergola that offers a cozy corner ideal for creating a summer lounge to relax. In front of the house, there is a spectacular private pool measuring 8 x 4 meters with a sun terrace that connects directly to the private dock of 12 meters.

The upper floor hosts the resting area, composed of three double bedrooms. The main suite stands out with its private full bathroom and access to a balcony with views of the pool and the canal. This floor is completed by two additional bedrooms and two bathrooms, one of which has a bathtub. All rooms have reversible air conditioning with an inverter system.

The villa has all the amenities necessary to enjoy a pleasant stay in Empuriabrava, whether for enjoying holidays or living there year-round.

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	223 m ²
Rooms	4
Bathrooms	3 bathrooms
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Land	500 m ²
Balcony	Yes
Furnished	Yes

1.185.000 €

