



## For sale, very nice house with pool and 2 moorings at Lake St. Maurici.

With 4 bedrooms and 3 bathrooms.

Upon entering the property, we are welcomed by a spacious and elegant living-dining room, flooded with natural light, featuring a fireplace and spectacular views of Lake Sant Maurici. From this space, there is direct access to a magnificent terrace solarium, ideal for enjoying good weather, complete with a private pool and direct access to the docks, a true luxury for lovers of sailing or canal life.

On this main floor, we find an open, modern, and fully equipped kitchen, perfect for daily use as well as entertaining guests, with a separate laundry room located just behind. This floor is completed with a double bedroom, a full bathroom with a bathtub, and a practical storage room.

An elegant marble staircase leads us to the upper floor, designated as the night area. Here we find a double bedroom, the master suite with a bathroom with shower, a private balcony with views of the lake, and air conditioning, as well as a third double bedroom also with a balcony, lake views, and air conditioning. This floor is completed with a full bathroom with shower.

As an added value, the property has a commercial area very close by, providing convenience and practicality for daily life.

Notable extras: 2 private docks, a 12m<sup>2</sup> pool, air conditioning in all rooms, double-glazed windows, and a fireplace.

An ideal property for those seeking exclusivity, comfort, and a privileged location by the lake.

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	149 m <sup>2</sup>
Rooms	4
Bathrooms	3 bathrooms
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	187 m <sup>2</sup>
Furnished	Yes

594.000 €

