



## Villa for sale in Empuriabrava.

Exclusive modern villa on a wide canal.  
SOUTH - House - Empuriabrava

This beautiful house fully renovated in 2024 with high-quality finishes is located in one of the most sought-after areas of Empuriabrava and faces southeast.

It consists on the ground floor of an open kitchen to the living room with direct access to the large garden and the 7x2.5m saltwater pool, as well as a 12m mooring on a wide canal. There are also two double bedrooms with their respective ensuite bathrooms and a guest toilet.

On the upper floor, there are 2 other bedrooms with a bathroom, a large storage room, and a space for an office. There is the possibility to create a fifth bedroom.

Key features: Home automation, oil heating via radiators, reversible air conditioning, thermal insulation, aluminum windows with double glazing and electric blinds, garage for one car, parking for 2 cars, electric car charger.

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	240 m <sup>2</sup>
Rooms	4
Bathrooms	5 bathrooms
Parking	Yes
Garage	Yes
Terrace	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	540 m <sup>2</sup>

1.395.000 €



