



## House for sale in Empuriabrava.

Fantastic canal house with a 15 meters mooring.

We present to you this superb single-story house, fully renovated with great taste, offering elegance and comfort. Situated on a 598 m<sup>2</sup> plot, it has 210 m<sup>2</sup> built, distributed to make the most of every space.

The house consists of a spacious living room with an open kitchen, which connects to a charming indoor patio, perfect for outdoor dining. It features 4 double bedrooms, two of which have en-suite bathrooms, and a third full bathroom that serves the rest of the house. Outside, we find a large terrace with a pool, as well as an outdoor kitchen, perfect for barbecues.

The property includes a 15-meter mooring in a wide canal, a closed garage, indoor parking, and a comfortable entrance garden.

An exclusive and uncommon property on the market, with features that make it truly special.

|                  |                    |
|------------------|--------------------|
| Transaction      | Sale               |
| Category         | House with mooring |
| Work category    | New construction   |
| Municipality     | Alt Empordà        |
| Surface area     | 210 m <sup>2</sup> |
| Rooms            | 4                  |
| Bathrooms        | 5 bathrooms        |
| Parking          | Yes                |
| Garage           | Yes                |
| Terrace          | Yes                |
| Garden           | Yes                |
| Mooring          | Yes                |
| Swimming pool    | Yes                |
| Air conditioning | Yes                |
| Land             | 598 m <sup>2</sup> |
| Furnished        | Yes                |

1.640.000 €





