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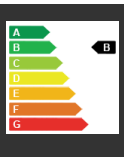

House for sale in Empuriabrava

Modern house with a 14 m mooring on the wide canal

Exclusive wide-canal villa with 14.20 m mooring – Empuriabrava In one of the most privileged locations in Empuriabrava, on a wide canal, stands this exceptional villa with a private 14.20-meter mooring, designed for those seeking a unique property where comfort and a nautical lifestyle come together perfectly. The house stands out for its contemporary architecture and elegant lines, with spaces designed to make the most of natural light and the connection with the outdoors. Every room has been carefully planned to offer a comfortable, sophisticated and functional living experience. On the main floor, the spacious living-dining room, with large windows, opens directly onto a spectacular outdoor area with terrace, swimming pool and access to the mooring, creating the ideal setting to enjoy life by the water. On this same floor, there is also the garage, with the possibility of using it as a fourth en-suite bedroom. The upper floor offers three en-suite bedrooms, all designed to provide privacy, comfort and wellbeing, making each room an independent resting space. Outside, the property also includes a large parking area for several vehicles, adding practicality and convenience to the whole. An exclusive property that combines location, design and nautical lifestyle in one of the most sought-after destinations on the Costa Brava.

Transaction	Sale
Category	House with mooring
Situation	NOGUERA, Empuriabrava, Alt Empordà
Built area	200 m^2
Condition	Perfect condition
Rooms	3
Bathrooms	3 bathrooms , 1 toilet
Garage	Yes
Garden	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	492 m^2
Furnished	Yes

1.390.000 €



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