



Villa with character, 500 m² plot and private mooring in Empuriabrava

Detached Villa for sale in Empuriabrava, with 224 m², 3 rooms and 5 bathrooms, Garage, Storage room and Air conditioning.

Some properties stand out because they have been completely renovated. Others offer something much harder to find: location, space, character and potential.

This villa in the Ebre sector of Empuriabrava clearly belongs to the second category.

Set on a plot of approximately 500 m², the property is located beside one of Empuriabrava's wider canals and benefits from a private mooring suitable for a boat of up to 12 metres in length. A particularly attractive feature for anyone wishing to enjoy Empuriabrava as it was originally conceived: living by the water with your boat practically on your doorstep.

The house is spacious and distinctive, with Mediterranean architecture and plenty of personality. Arranged over two floors, it offers 3 bedrooms, 2 indoor bathrooms, as well as an additional outdoor bathroom, a living-dining room, kitchen, various covered areas and terraces, and a large garage. The property is also equipped with an alarm system.

The mature garden surrounds the house, offering different areas, Mediterranean vegetation and an attractive connection with the canal. There is also sufficient outdoor space to consider adding a swimming pool, allowing future owners to adapt the exterior to their own tastes and requirements.

The house has enjoyed good times and retains much of the charm of those years. The generously sized bathrooms and interior spaces, electric shutters, awning and electrically opening roof window above the patio are just some of the details that reflect the level of comfort with which the property was originally designed and enjoyed for many years.

Today, it needs updating and a fresh vision. We do not intend to present it as a modern or newly renovated home – and that is precisely where part of the opportunity lies.

This is a property for someone able to look beyond décor and certain installations that have become somewhat dated and appreciate the features that really make the difference: its architecture, garden, outdoor spaces, direct canal access and, above all, its private mooring.

With a well-considered update, this villa has all the ingredients to regain its appeal and once again become a wonderful home by the water.

A house with personality and considerable potential, ready to begin a new chapter.

Warnings:

Some photographs have been digitally enhanced using AI to improve the lighting and presentation of the spaces and to remove personal belongings or clutter, without altering the essential features of the property. Stressed housing area.

The owner is not considered a large property holder.

In compliance with Law 3/2017 of 13 February of the Civil Code of Catalonia, approving the Consumer Information Regulations for the sale and purchase of residential

Transaction	Sale
Category	House
Work category	New construction
Situation	Ebre, Empuriabrava, Alt Empordà
Built area	224 m ²
Useful area	126 m ²
Condition	To Restore
Rooms	3
Bathrooms	5 bathrooms
Garage	Yes
Utility room/area	Yes
Central heating	Yes
Air conditioning	Yes

795.000 €

