



House with pool and dock 12.25 x 3 near the sea for sale in Empuriabrava, south facing.

Exclusive canalside house on the coast (South Side)

This wonderful home, located in a prime canalside location, boasts a 12.25m x 3m mooring, ideal for boating enthusiasts and direct access to the water.

Ground Floor:

The ground floor layout is designed to maximize comfort and enjoyment of the space. It consists of two spacious double bedrooms, a full bathroom with high-quality finishes, a bright living-dining room, and a modern open kitchen, all connected to a stunning covered terrace, perfect for relaxing or enjoying the views.

On the outdoor terrace, you'll find a fully equipped summer kitchen, ideal for al fresco gatherings, an outdoor shower to refresh after a day of sunbathing, and a spectacular pool surrounded by extensive gardens. In addition, the property offers a spacious canalside area, ideal for water activities or simply enjoying the tranquility of the surroundings.

Upper Floor:

On the upper floor, there are two spacious double bedrooms offering complete privacy and comfort, along with a large bathroom complete with modern finishes.

Extras:

Double-glazed windows providing excellent thermal and acoustic insulation.

Air conditioning throughout the home ensures a pleasant atmosphere in any season.

Private garage with ample space for vehicles and additional storage.

This property offers not just a home, but a unique lifestyle in one of the best canalside locations, with all the amenities to enjoy coastal life to the fullest.

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	187 m ²
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Utility room/area	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Land	500
Furnished	Yes

799.000 €

