



## Rare property for sale: charming fisherman's house with 4 bedrooms, mezzanine, and private mooring

Empuriabrava – For sale | Rare opportunity

Discover this beautiful fisherman's house, ideally located in a private marina in Empuriabrava. The property features 4 bedrooms plus a mezzanine, as well as two terraces with different orientations, allowing you to enjoy the sun throughout the day.

The house offers a spacious living room with a fireplace, a fully equipped kitchen, and a private mooring of 7 × 3 m directly in front of the property—perfect for boating enthusiasts seeking a true nautical lifestyle.

It is fitted with electric heating throughout the house and air conditioning in the main living area, ensuring year-round comfort.

A private parking space is included, with the additional possibility of parking directly in front of the house.

Located in a quiet residential area, just 1,000 meters from the beach, the property is sold fully furnished and ready to move in.

? A rare opportunity in Empuriabrava.

Transaction	Sale
Category	House
Situation	Calle port currican, 49, Empuriabrava, Alt Empordà
Built area	110 m <sup>2</sup>
Useful area	100 m <sup>2</sup>
Occup. cert.	CHGO1335318001
Condition	Good condition
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Mooring	Yes
Air conditioning	Yes
Furnished	Yes

455.000 €

