



## Beautiful fisherman's house with tourist license on the Caballito de Mar canal in front of the bridges, 10,40 x 3.50 m mooring and garage.

TOURIST LICENSE. Semi-detached house in excellent condition, ideal for enjoying unique moments by the water. It has a 10,40 x 3.5 meter sailboat mooring and a garage.

On the ground floor is the garage, which offers direct access to the mooring. The property is spread over two spacious floors. On the first floor, you'll enjoy a fully renovated separate kitchen, a guest toilet, and a bright living-dining room with a fireplace and access to a terrace ideal for relaxing.

The first floor houses a bathroom and three bedrooms, all with balconies and views of the canal or the sea.

Extras include: fireplace, garage and parking, modern and functional kitchen, air conditioning, and a 10 x 3.5 meter sailboat mooring. A true opportunity to live near the sea.

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|--------------|--|
| Transaction  | Sale   |
| Category     | House  |
| Situation    | Sector Caballito de mar, Empuriabrava, Alt Empordà |
| Built area   | 85 m <sup>2</sup>                                  |
| Occup. cert. |  |
| Condition    | Good condition                                     |
| Rooms        | 3  |
| Bathrooms    | 1 bathroom   |
| Garage       | Yes  |
| Mooring      | Yes  |
| Plot         | 85   |
| Furnished    | Yes  |

379.000 €



