



## Elegant villa for sale with tourist license on the wide Ebre canal.

Elegant villa for sale with tourist license on the Ebre wide canal, featuring a swimming pool, four bedrooms and three bathrooms.

At the entrance of this magnificent property, we find private parking with space for two vehicles and direct access to the garage. Upon crossing the front door, a welcoming hall leads us to a full bathroom and a double bedroom with air conditioning.

The main floor stands out for its spacious open-plan layout, where a fully equipped kitchen with a practical island is integrated, perfect for enjoying pleasant family breakfasts. Next, there is the dining area with a large table and, at the back, the living room, fitted with comfortable sofas, television, and air conditioning. The large windows provide abundant natural light and offer direct access to the terrace and the private pool. From this area, there is also access to a practical utility room with a washing machine, dryer, and outdoor shower. This floor is completed by a double bedroom with built-in wardrobes and a bathroom with an Italian-style shower.

Outside, the property offers a covered terrace as well as an elegant bioclimatic pergola that creates a welcoming corner, ideal for setting up a summer lounge to relax in. In front of the house, there is a spectacular private 8 x 4 meter swimming pool with a sun terrace that connects directly to the 12-meter private mooring.

The upper floor is dedicated to the sleeping area, composed of three double bedrooms. The standout is the master suite with a private full bathroom and access to a balcony with views over the pool and the canal. This floor is completed by two additional bedrooms and two bathrooms, one of which has a bathtub. All rooms feature reversible air conditioning with inverter system.

The villa has all the amenities needed to enjoy a pleasant stay in Empuriabrava, whether for holidays or for year-round living.

Transaction	Sale
Category	House with mooring
Situation	EBRE, Empuriabrava, Alt Empordà
Built area	223 m <sup>2</sup>
Occup. cert.	MP26MD38X
Condition	Perfect condition
Rooms	4
Bathrooms	3 bathrooms
Parking	Yes
Garage	Yes
Mooring	Yes
Air conditioning	Yes
Plot	500 m <sup>2</sup>

1.050.000 €

