



## House for sale in Empuriabrava

Beautiful Mediterranean style house with a 12.5m mooring.

Discover this charming Mediterranean-style house located in the prestigious area of Empuriabrava, the largest residential marina in Europe. With 170 m<sup>2</sup> built, this property offers a perfect combination of comfort and elegance, ideal for enjoying the coastal lifestyle.

The villa has 170 m<sup>2</sup> built and 500 m<sup>2</sup> of plot on the wide canal with 12.5 m mooring and is distributed as follows: Large parking for several cars and a lovely garden with a pool respecting maximum privacy.

Upon entering the house, you will be welcomed by a spacious and bright living room with large windows that allow natural light to enter and offer views of the canal. The open-style kitchen is fully equipped with high-end appliances and has a breakfast bar, perfect for informal gatherings. The three bedrooms, one of them on the ground floor, are tastefully decorated, each with fitted wardrobes and views of the garden or the canal. The master bedroom has direct access to a private terrace, an ideal place to enjoy tranquility and beautiful views. The two bathrooms, modern and functional, have high-quality finishes. EXTRAS: underfloor heating with city gas + reversible A/C!

### Transaction

Category

Sale

House with mooring

Municipality

Alt Empordà

Surface area

170 m<sup>2</sup>

Rooms

3

Bathrooms

3 bathrooms

Parking

Yes

Garage

Yes

Utility room/area

Yes

Garden

Yes

Mooring

Yes

Swimming pool

Yes

Air conditioning

Yes

Land

500 m<sup>2</sup>

Balcony

Yes

Furnished

Yes

925.000 €



