ref. EC1399






## House for sale in Empuriabrava in a big channel

### Spacious fisherman's house with 4 bedrooms, large garage, and mooring.

Magnificent and spacious fisherman's house 6 meters wide, located in a very good area of Empuriabrava, quiet and well connected. The property has a constructed area of 120 m² of living space plus 60 m² of garage, offering generous and well-distributed spaces. The house has 4 double bedrooms, all bright, and 2 full bathrooms. The property has been fully renovated, combining modern comfort with the characteristic charm of fisherman's houses. In the basement, there is a large private garage with direct access to the mooring, ideal for boats and for fully enjoying the nautical life that Empuriabrava offers. On the ground floor, there is a full bathroom, and the living-dining room with an open kitchen and access to the large terrace overlooking the canal. On the first floor, there are 4 double bedrooms (3 of which have a terrace) and 1 full bathroom. EXTRAS: A/C heating via ducts, double-glazed windows, mooring, garage...

| | |
|---|---|
| Transaction | Sale |
| Category | House with mooring |
| Situation | PORT SEGRE, Empuriabrava, Alt Empordà |
| Built area | 180 $m^2$ |
| Useful area | 120 $m^2$ |
| Condition | Good condition |
| Rooms | 4 |
| Bathrooms | 2 bathrooms , 1 toilet |
| Parking | Yes |
| Garage | Yes |
| Utility room/area | Yes |
| Terrace | Yes |
| Mooring | Yes |
| Central heating | Yes |
| Air conditioning | Yes |
| Plot | 132 $m^2$ |

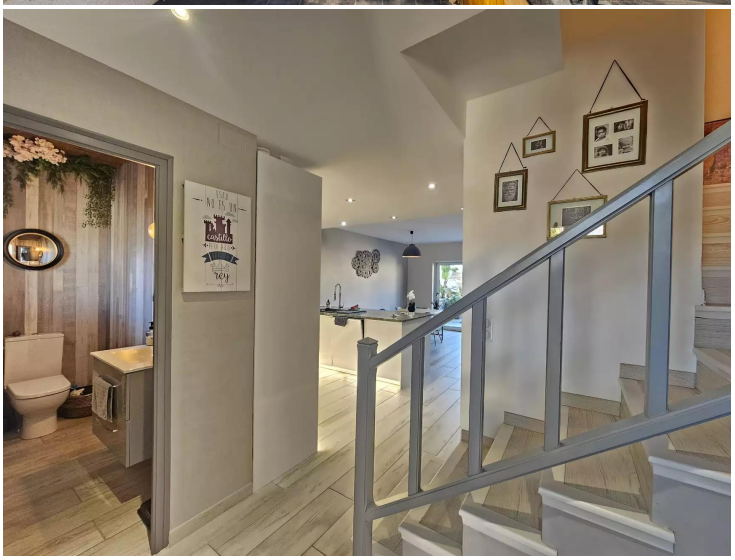
625.000 €

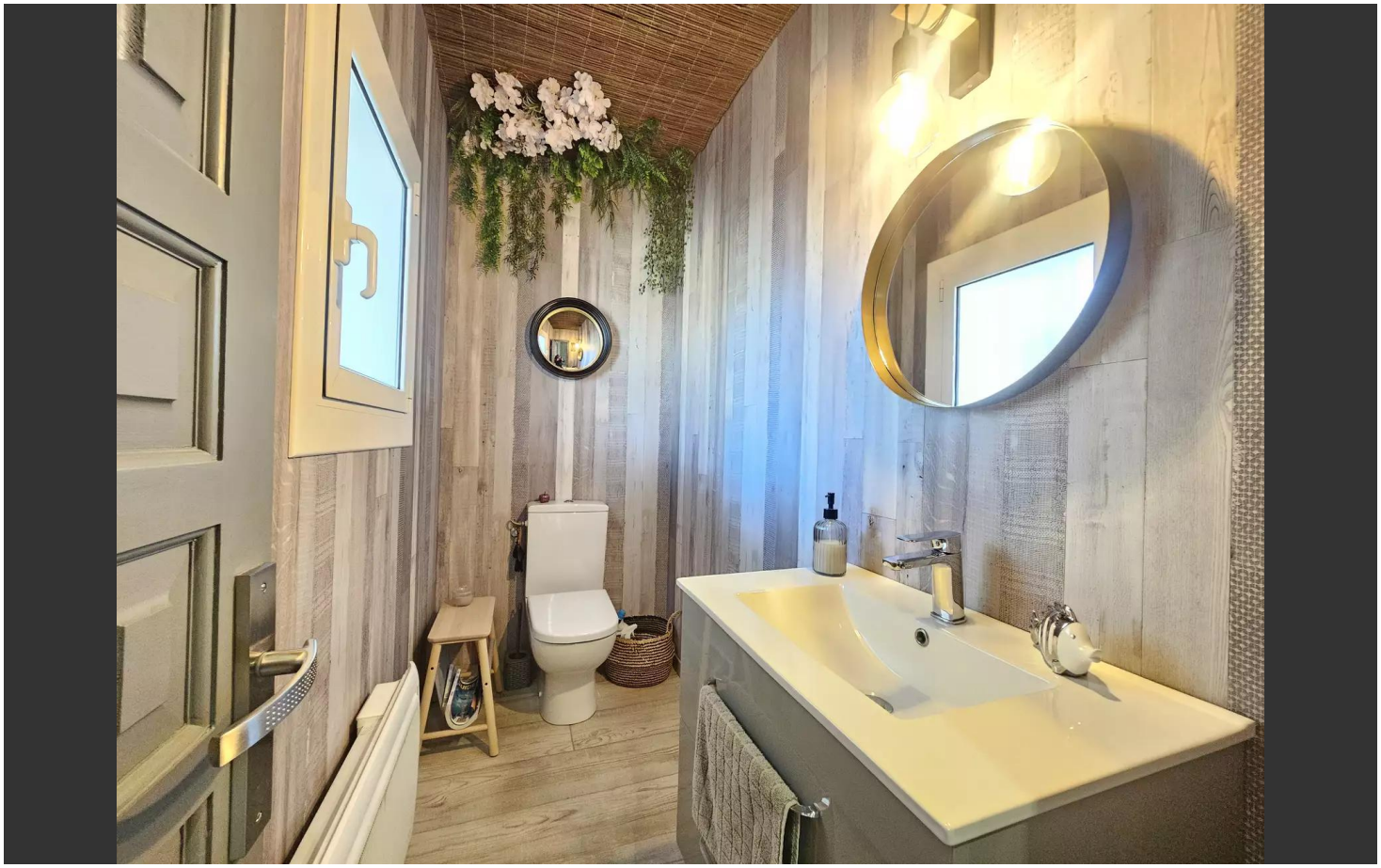
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