









House on Canal with South Exposure and 12m Dock.

South-facing Canal House with a 12m mooring and tourist license.

On the ground floor, there is an open concept living-diningkitchen area of approximately 45 m², ideal for family and social gatherings. This area benefits from a seamless connection to the outdoors through its sliding glass doors, providing a view and direct access to the pool and garden. master bedroom, equipped with a private bathroom. A guest toilet is also included, conveniently located for visitors' use. Outside, an elegant 8x4 meter pool with an integrated 2x2 meter jacuzzi stands out, perfect for relaxing comfortable sofas and a pergola creates the ideal spot to enjoy afternoons and evenings outdoors. The property also features a 12-meter mooring. On the upper floor, two additional en-suite bedrooms are present, both with private bathrooms and large windows allowing for abundant natural light. The house combines functionality, modern design, and a connection to the outdoor environment, making it an ideal residence for those seeking a sophisticated and relaxed lifestyle. House with tourist license HUTG.

Transaction Sale

Category House with mooring

Municipality Alt Empordà Surface area 170 m²

Rooms 3

Bathrooms 3 bathrooms, 1 toilet

Parking Yes
Garage Yes
Terrace Yes
Garden Yes
Mooring Yes
Swimming pool Yes
Air conditioning Yes

Land 489 m^2

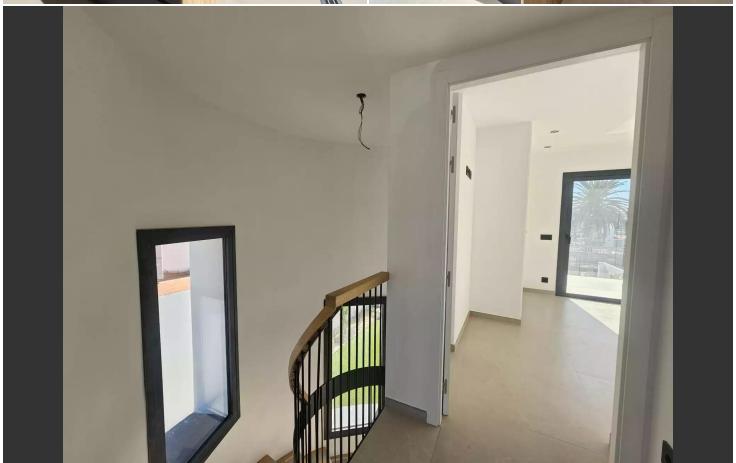
1.250.000 €











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