



## 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-dining-kitchen area of approximately 45 m<sup>2</sup>, 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. There is also an en-suite bedroom on this floor, perfect as a 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 moments. Near the pool, an outdoor chill-out area with 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 m <sup>2</sup>     |
| 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 <sup>2</sup>     |

1.250.000 €



