



Renovated house in the south, featuring a pool and access to a wide canal in Empuriabrava.

3 bedrooms, solarium with view of the Pyrenees, garage, and tourist license.

Located in Empuriabrava, on a wide canal facing south, this recently renovated house offers a privileged living environment in the heart of the marina. Its ideal exposure ensures optimal brightness throughout the day, while its 8.5-meter mooring allows for maximum enjoyment of sailing.

On the ground floor, the house features a spacious contemporary living room that includes an open-plan kitchen with a central island, a dining area, and a bright lounge. Large windows create a beautiful continuity with the exterior, providing access to the terrace, the pool, and the canal. A separate toilet completes this level.

On the upper floor, the night area consists of three bedrooms, one of which has a terrace with an unobstructed view of the canal and another with a terrace overlooking the mountains. A bathroom with an Italian shower that integrates the toilet completes this floor.

Outdoors, the spaces have been designed to make the most of the Mediterranean climate: a pool by the canal, a cozy terrace, and a solarium with spectacular views of the Pyrenees. A garage completes the features of this property.

Fully renovated with quality materials, the house offers reversible air conditioning, good insulation, and modern decorative finishes that provide comfort and elegance.

Endowed with an active tourist license, this house represents a rare opportunity in Empuriabrava, combining a premium location, complete amenities, and a nautical lifestyle.

The indicated price does not include taxes or costs related to the purchase (ITP or VAT, notary, property registry, and administration fees).

Real estate brokerage fees are included in the price.

The property is sold as is.

The information provided is for guidance and may be subject to errors or unintentional omissions.

Transaction	Sale
Category	House with mooring
Situation	LLOBREGAT, 7E, Empuriabrava, Alt Empordà
Built area	140 m ²
Useful area	85 m ²
Occup. cert.	CHG00492015001
Condition	Restored
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Garage	19 m ²
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	320 m ²

930.000 €

