



## House with 12.5 m moorings, pool, and large garage in Empuriabrava.

3 bedrooms, including a ground floor suite, 557 m<sup>2</sup> lot, in a quiet area.

Located in Empuriabrava, in a quiet and sought-after area, this house of 175 m<sup>2</sup> built on a 557 m<sup>2</sup> plot offers a privileged living environment, ideal for sailing enthusiasts thanks to its 12.50-meter mooring.

The house consists of three bedrooms, including a master suite on the ground floor, providing comfort and practicality for daily life. It also has two bathrooms, perfectly suited for family living or entertaining guests.

The warm and inviting living room is enhanced by a fireplace, creating a pleasant atmosphere throughout the season. The kitchen and living spaces open to the outdoors, allowing for full enjoyment of the garden and pool.

Outside, the 557 m<sup>2</sup> plot offers ample space with a pool ideal for sunny days, as well as areas that allow for parking several vehicles. The automatic gate enhances the comfort and security of the property.

The house also features a large 48 m<sup>2</sup> garage, providing valuable parking and storage space.

Equipped with air conditioning and double glazing, this property offers a good level of comfort throughout the year. Its southeast orientation allows for excellent natural light.

A complete and rare property in Empuriabrava, combining space, mooring, and amenities in a tranquil setting.

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	175 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Garage	Surface area
Washing machine	Yes
Terrace	Yes
Swimming pool	Yes
Air conditioning	Yes
Land	557 m <sup>2</sup>

995.000 €

