GOERTZ & PARTNER
REAL ESTATE

ref. EI-697



Large villa with a 19 m mooring on a wide canal.

Spacious villa with a 19m mooring in a wide canal, perfect for enjoying seaside living. Don't miss out!

Exceptional villa of 260 m² on a single level, located on the banks of a wide canal and close to all amenities. The property features 3 bedrooms, 3 bathrooms, an independent study, and a garage.

Upon entering, you access a spacious south-facing terrace with a pool and garage. The home includes three large bedrooms, highlighting a master suite, as well as two full bathrooms and a service area for guests. The spacious living room and fully equipped kitchen offer a functional and cozy environment.

The villa also has a winter garden and several terraces. At the back, a beautiful garden provides direct access to your private mooring of 19 m on the canal. Additionally, the independent study is equipped with its own bathroom and a large south-facing terrace.

Preis: **1.100.000 €**

Goertz und Partner 2021 S.L.U.
B-02834166
Teléfono +34 972 45 28 76 - E-mail: nb@goertzundpartner.com
Club Nàutic Puerto · Edif. Nausica A - Poblat Típic - 17487 Empuriabrava (Girona)
Aicat : 10697

GOERTZ & PARTNER
REAL ESTATE

ref. EI-697

With central heating and double-glazed windows, this property is sold fully furnished and has a tourist rental license, making it an excellent investment opportunity.

Transaktion:	Verkauf	Typ:	Haus mit Liegeplatz
Gemeinde:	Freser, Empuriabrava, Alt Empordà	Wohnfläche:	261 m^2
Zustand:	Guter Zustand	Schlafzimmer:	4
Badezimmer:	3 badezimmer , 1 toilette	Parking:	Ja
Garage:	Ja	Stadtgas:	Ja
Terrasse:	Ja	Anlegesteg:	Ja
Schwimmbad:	Ja	Heizung:	Ja
Klimaanlage:	Ja	Grundstück:	700 m^2
Möbliert:	Ja		