GOERTZ & PARTNER
REAL ESTATE

**ref. EC1376**



# House for sale in Empuriabrava in a big channel

Exclusive corner house in Mediterranean style with 2 moorings of 15 and 17 meters.

Impressive corner house distributed over four levels, located in an excellent residential area. This property offers spacious areas and a functional layout, ideal for families seeking comfort and versatility. The house sits on a 335 m2 plot with two moorings: one of 15 meters and another of 17 meters, providing a generous facade and multiple possibilities for access and ventilation.  On the basement level, there are three multifunctional rooms and a full bathroom. On the ground floor, upon entering, there is a spacious living-dining room that seamlessly integrates with the kitchen. This level also features a full bathroom, an exterior terrace ideal for outdoor gatherings or enjoying natural light, and direct access to the garden due to its corner house condition. On the first floor, there are three well-distributed bedrooms, all with good natural lighting, and a full bathroom serving this level.  On the second floor (tower), there is a charming tower-style room, perfect as a master bedroom, private study, or relaxation area with unobstructed views.

Prijs: **795.000 €**

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| Verrichting: | Verkoop | Type: | Woning met ligplaats |
| Situation: | VALIRA, Empuriabrava, Alt Empordà | Bebouwde opp.: | 165 $m^2$ |
| Conditie: | Goede staat | Slaapkamers: | 6 |
| Bathrooms: | 3 bathrooms | Parking: | Ja |
| Terras: | Ja | Ligplaats: | Ja |
| Centrale verwarming: | Ja | Airconditioning: | Ja |
| Plot: | 335 $m^2$ | | |