



## House for sale in Empuriabrava in a big channel

Modern house with 12,5 m mooring on a big channel

This wonderful house renovated in modern style is located on one of the Empuriabrava canals. On the ground floor there is a spacious and bright living-dining room with a fully equipped open kitchen (which also has 2 ovens and 2 refrigerators with a freezer), 2 en-suite bedrooms with a full bathroom and an additional room that is used as an office or office . On the upper floor there are 2 en-suite bedrooms with a private bathroom and a terrace with canal views.

The house is equipped with a private garage for 1 car, electric exterior door, air conditioning, electric heating, ceiling fans, electric shutters, automatic irrigation system and exterior lights.

On the outside of the house there is a large garden with a private pool equipped with garden furniture, where you can lie down to sunbathe or hang out with the family, as well as a 12'5 meter private mooring on a big channel.

**Price: 1.150.000 €**

Transaction:	Sale	Category:	House with mooring
Situation:	noguera, Empuriabrava, Alt Empordà	Built area:	180 m <sup>2</sup>
Occup. cert.:		Condition:	Good condition
Rooms:	4	Bathrooms:	4 bathrooms
Garage:	Yes	Garden:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	500 m <sup>2</sup>	Furnished:	Yes