



## Empuriabrava, very well maintained villa on a wide canal with mooring of 12.5

8x4 Salt pool, 3 bedrooms, 2 bathrooms and 28m2 garage

Very nice house on one floor, on a wide canal and located in one of the best areas of Empuriabrava.

Spacious and bright living-dining room with fully equipped American kitchen and direct access to the solarium terrace with its pool and 12.5 meter mooring. Part of the terrace, 27m2, is covered, perfect for eating or having an aperitif comfortably. A first suite type bedroom with private bathroom, two double bedrooms and another complete bathroom.

Very nice exterior, very well maintained and with a magnificent view.

Reversible air conditioning, electric shutters, double glazing, outdoor shower, electric garage door and portal, parking for 4 vehicles, storage room, etc...Renovated house with quality materials, very well insulated, no work needed, possibility to expand it by making an upper floor.

A great opportunity, do not hesitate to contact us to visit!

Price: **799.000 €**

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	203 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Mooring:	Yes
Swimming pool:	Yes	Air conditioning:	Yes
Land:	500 m <sup>2</sup>	Furnished:	Yes