GOERTZ & PARTNER
REAL ESTATE

ref. EC1374



House for sale in Empuriabrava in a big channel

Ground floor house with 3 bedrooms and 12 meters of mooring

Exclusive villa on the canal of Empuriabrava, featuring 12 meters of mooring. Completely renovated with high-quality materials, it combines elegance and functionality in a peaceful setting just steps from the beach. The home stands out for its bright and fluid design, with a fully equipped modern open kitchen that integrates with a spacious living room. From this area, patio doors lead to a generous terrace where a spectacular pool with an integrated jacuzzi is located, perfect for moments of relaxation. The three bedrooms, including one en-suite, are designed to offer maximum comfort. In addition, the two bathrooms and the separate toilet provide functionality throughout the year. The property features central heating, reversible air conditioning, double glazing, shutters, and an alarm system, ensuring your peace of mind. The property also includes ample private parking for two cars and a closed garage for one vehicle.

Price: **990.000 €**

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. EC1374

Transaction:	Sale	Category:	House with mooring
Situation:	LLOBREGAT, Empuriabrava, Alt Empordà	Built area:	138 m^2
Useful area:	122 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	2 bathrooms
Garage:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	498 m^2