GOERTZ & PARTNER
REAL ESTATE

ref. EC1205



House for sale in Empuriabrava

Beautiful Mediterranean style house with a 12.5m mooring.

Discover this charming Mediterranean-style house located in the prestigious area of Empuriabrava, the largest residential marina in Europe. With 170 m² built, this property offers a perfect combination of comfort and elegance, ideal for enjoying the coastal lifestyle.
The villa has 170 m2 built and 500 m2 of plot on the wide canal with 12.5 m mooring and is distributed as follows: Large parking for several cars and a lovely garden with a pool respecting maximum privacy.
Upon entering the house, you will be welcomed by a spacious and bright living room with large windows that allow natural light to enter and offer views of the canal. The open-style kitchen is fully equipped with high-end appliances and has a breakfast bar, perfect for informal gatherings. The three bedrooms, one of them on the ground floor, are tastefully decorated, each with fitted wardrobes and views of the garden or the canal. The master bedroom has direct access to a private terrace, an ideal place to enjoy tranquility and beautiful views. The two bathrooms, modern and functional, have high-quality finishes. EXTRAS: underfloor heating with city gas

Price: **870.000 €**

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+ reversible A/C!

Transaction:	Sale	Category:	House with mooring
Situation:	Ilobregat, Empuriabrava, Alt Empordà	Built area:	170 m^2
Condition:	Good condition	Rooms:	3
Bathrooms:	3 bathrooms	Parking:	Yes
Garage:	Yes	Utility room/area:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	500 m^2	Balcony:	Yes
Furnished:	Yes		