GOERTZ & PARTNER
REAL ESTATE

ref. EI-697



Large villa with a 19 m mooring on a wide canal.

Spacious villa with a 19m mooring in a wide canal, perfect for enjoying seaside living. Don't miss out!

Exceptional villa of 260 m² on a single level, located on the banks of a wide canal and close to all amenities. The property features 3 bedrooms, 3 bathrooms, an independent study, and a garage.

Upon entering, you access a spacious south-facing terrace with a pool and garage. The home includes three large bedrooms, highlighting a master suite, as well as two full bathrooms and a service area for guests. The spacious living room and fully equipped kitchen offer a functional and cozy environment.

The villa also has a winter garden and several terraces. At the back, a beautiful garden provides direct access to your private mooring of 19 m on the canal. Additionally, the independent study is equipped with its own bathroom and a large south-facing terrace.

Price: **1.100.000 €**

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With central heating and double-glazed windows, this property is sold fully furnished and has a tourist rental license, making it an excellent investment opportunity.

Transaction:	Sale	Category:	House with mooring
Situation:	Freser, Empuriabrava, Alt Empordà	Built area:	261 m^2
Condition:	Good condition	Rooms:	4
Bathrooms:	3 bathrooms , 1 toilet	Parking:	Yes
Garage:	Yes	Mains gas:	Yes
Terrace:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	700 m^2
Furnished:	Yes		