GOERTZ & PARTNER
REAL ESTATE

ref. EC1418



House for sale in Empuriabrava in a big channel

Ground floor house with 2 moorings of 22 and 17 meters.

Discover this fantastic ground-floor house in Empuriabrava, an ideal property to enjoy the authentic canal-side lifestyle. With 150 m² built, this corner home stands out for its spaciousness, comfort, and a privileged location with stunning open water views. The house features a bright living-dining room with an open kitchen, creating a modern and cozy space perfect for sharing moments with family or friends. It has 3 bedrooms, 1 full bathroom, and a guest toilet, offering functionality and comfort for daily life. Outside, the property boasts a very spacious covered porch and a magnificent private swimming pool area surrounded by spaces to relax and enjoy the Mediterranean climate. Additionally, it includes two private moorings of 22 meters and 17 meters, ideal for boating enthusiasts and large vessels. The home also includes a garage for one car and a practical storage room, providing extra storage space.

Price: **1.250.000 €**

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Transaction:	Sale	Category:	House with mooring
Situation:	EMPURIES C, Empuriabrava, Alt Empordà	Built area:	150 m^2
Useful area:	125 m^2	Condition:	Good condition
Rooms:	3	Bathrooms:	1 bathroom , 1 toilet
Garage:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
Plot:	487 m^2	Furnished:	Yes