



## House for sale in Empuriabrava with mooring

Modern house with 12 m mooring, south

On the ground floor, there is a spacious open concept living-dining-kitchen area of approximately 45 m<sup>2</sup>, ideal for family and social gatherings. This area has a seamless connection to the outside thanks to its glass sliding doors, which offer views and direct access to the pool and garden. There is also a suite room on this floor, perfect as a guest or master bedroom, equipped with a private bathroom. Additionally, there is a conveniently located guest toilet.

Outside, there is a stylish 8x4 meter pool with an integrated 2x2 meter jacuzzi, perfect for relaxation. Next to the pool, there is a cozy outdoor chill-out area with comfortable sofas and a pergola, creating the perfect spot to enjoy outdoor evenings and nights.

The property also includes a 12-meter mooring. On the upper floor, there are two additional en-suite bedrooms, both with private bathrooms and large windows that offer abundant natural light and views of the surroundings. These rooms are designed to ensure maximum privacy and comfort. The house combines functionality, modern design, and a connection with the outdoor environment,

Price: **1.199.000 €**

making it an ideal residence for those seeking a sophisticated and relaxed lifestyle.  
House with tourist license HUTG.

Transaction:	Sale	Category:	House with mooring
Work category:	New construction	Situation:	cap ras, Empuriabrava, Alt Empordà
Built area:	170 m <sup>2</sup>	Occup. cert.:	
Condition:	Perfect condition	Rooms:	3
Bathrooms:	3 bathrooms , 1 toilet	Parking:	Yes
Garage:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	489 m <sup>2</sup>