GOERTZ & PARTNER
REAL ESTATE

ref. HS G1350



Beautiful house with tourist license and private mooring – south and beach within walking distance.

8 m mooring, 3 bedrooms, 2 bathrooms and a toilet.

A property with a very special charm for lovers of the sea and boating.

This spacious and bright south-facing fisherman's house combines Mediterranean character with the privilege of a private 8 m x 4.5 m mooring, in a beautiful private harbor with direct access to the canal.

Located just a few steps from the center and the beach, it offers an ideal setting to enjoy the Mediterranean lifestyle, whether as a permanent residence or a second home.

The main floor features a welcoming living-dining room with fireplace, an air-conditioned open-plan kitchen with access to the terrace, a double en-suite bedroom, a bathroom with shower, a guest toilet, and a charming mezzanine, perfect as a reading area, music room, office, or additional bedroom.

Price: **499.000 €**

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On the lower floor, there are two bedrooms, a full bathroom, and a pleasant partially covered solarium terrace, equipped with an outdoor bar and summer kitchen, ideal for enjoying meals and gatherings outdoors.

The property also includes private outdoor parking.

A home with character, spaciousness, and a privileged location for those who wish to have their home and boat in the same place.

Please do not hesitate to contact us for more information or to arrange a viewing.

Transaction:	Sale	Category:	House with mooring
Situation:	Port Rhodes, Empuriabrava, Alt Empordà	Built area:	175 m^2
Condition:		Rooms:	3
Bathrooms:	2 bathrooms , 1 toilet	Parking:	Yes
Mooring:	Yes	Plot:	137 m^2
Balcony:	Yes	Furnished:	Yes