GOERTZ & PARTNER
REAL ESTATE

**ref. HS V1335**



# Spectacular design house in Empuriabrava.

## With 14-meter mooring and a swimming pool.

Villa located on one of the wide canals of Empuriabrava, with 14 meters of mooring, designed for those who value comfort, quality construction, and direct access to the water.

The home is organized around a main open space, where the kitchen integrates with the living-dining room, providing spaciousness and functionality for everyday life. It has 4 double bedrooms, all with en-suite bathrooms; one on the ground floor and the other three on the upper floor, allowing for a practical layout for both family use and guests.

The outdoor area connects seamlessly with the interior: from the living room, there is direct access to the terrace, garden, and pool, creating a balanced and easy-to-enjoy environment.

The architecture, with Mediterranean lines, prioritizes natural light and comfort,

Price: **1.390.000 €**

featuring quality finishes and design aimed at both everyday and vacation use.

A well-conceived property in a consolidated location, ideal for those who want to enjoy Empuriabrava with a boat.

Contact us and we will be happy to provide you with more information or accompany you on a visit.

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| Transaction: | Sale | Category: | House with mooring |
| Situation: | Noguera, Empuriabrava, Alt Empordà | Built area: | 181 $m^2$ |
| Condition: | | Rooms: | 4 |
| Bathrooms: | 4 bathrooms | Parking: | Yes |
| Garage: | Yes | Terrace: | Yes |
| Mooring: | Yes | Swimming pool: | Yes |
| Air conditioning: | Yes | Plot: | 492 $m^2$ |
| Furnished: | Yes | | |