



Magnificent villa with pool + boat mooring on the wide canal

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This excellently maintained villa is located in south-facing position on one of the wide canals of Empuriabrava. In the entrance area there is a private pool, a parking space and access to the garage. Furthermore, you have an outdoor shower, the mooring of 6x3 m and 2 terraces are available, which are also oriented to the south. On the ground floor there is a guest toilet, a separate kitchen and a large living-dining area with access to one of the terraces. Upstairs there is a single bedroom, a separate bathroom, a double bedroom and a suite with an integrated bathroom with shower and storage room, as well as access to another terrace. The object is sold including furniture.

Extras: air conditioning, awning, outdoor lighting, basement with ventilation, floor heating, central heating, outside shower, garage, pool heating with solar panels

Price: 398.000 €

Transaction:	Sale	Category:	House with mooring
Situation:	Alt Empordà	Surface area:	165 m ²
Rooms:	3	Bathrooms:	2 bathrooms , 1 toilet
Garage:	Yes	Terrace:	Yes
Mooring:	Yes	Swimming pool:	Yes
Plot:	279 m ²	Furnished:	Yes