



## Fantastic house for sale in Empuriabrava with a 15-meter mooring in a wide canal.

Discover this beautifully renovated home. With 4 spacious bedrooms, a private dock, and a refreshing pool, it is the ideal place to enjoy unforgettable moments. Don't miss the chance to live the lifestyle you deserve!

We present to you this impressive single-story house, completely renovated with great taste and attention to detail, combining elegance and comfort in every corner. Located on a wide canal, this exceptional property features a 15-meter mooring, ideal for boating enthusiasts and water sports. The home stands on a generous plot of 598m<sup>2</sup> and offers 210m<sup>2</sup> of built space, functionally and brightly distributed, providing pleasant and welcoming areas for the whole family.

The interior stands out for its spacious living-dining area with an open kitchen, a space designed for family enjoyment and entertaining friends, which connects directly to a charming and private inner patio, perfect for enjoying pleasant outdoor meals throughout the year. The home includes four double bedrooms,

**Price: 1.640.000 €**

spacious and well-lit, two of them with en-suite bathrooms for added comfort and privacy, along with a third full bathroom that serves the rest of the house, facilitating daily life.

The entire property is equipped with reversible air conditioning, ensuring optimal comfort in both summer and winter, guaranteeing a pleasant environment at any time of the year.

Outside, we find a generous terrace with a pool, a true oasis for relaxation and sunbathing, as well as a summer kitchen perfect for barbecues and gatherings with friends and family, in addition to a welcoming front garden that greets visitors. The property also includes a closed garage and interior parking, offering additional space for vehicles and storage.

This is an exclusive and uncommon property in the current market, distinguished by its unique features and privileged location.

Please do not hesitate to contact us for more information or to schedule a visit and personally discover everything this home has to offer.

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	209 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms , 1 toilet
Garage:	Yes	Courtyard:	Yes
Mooring:	Yes	Central heating:	Yes
Air conditioning:	Yes	Land:	598 m <sup>2</sup>
Mooring:	15 mts		