GOERTZ & PARTNER
REAL ESTATE

ref. 111867



House for sale in Empuriabrava, with mooring and garage. Your ideal retreat awaits!

Discover this exclusive property for sale, perfect for those looking to acquire a house with a 10 x 3.5 mooring. Don't miss this unique opportunity. Make it yours before it's gone!

Discover this attractive and modern house of 110 m2 built, which exceptionally combines functionality and contemporary style.

The property stands out for having a practical courtesy WC and a beautiful open kitchen that harmoniously flows into a spacious living-dining room, which is equipped with a cozy fireplace and offers charming views of the canal. From this inviting space, you can enjoy an appealing mooring of 10x3.5 meters, a unique and unparalleled feature of this home that maximizes its potential.

Additionally, the house has 3 double bedrooms, perfectly designed to provide comfort and well-being, as well as two full bathrooms, ensuring privacy and convenience for the entire family. Upstairs, a large terrace with views of the sea

Price: **440.000 €**

and the canal provides a tranquil retreat, ideal for relaxation, with minimal visibility from neighbors ensuring your privacy.

It also includes a closed garage, which adds an extra level of comfort and security for your vehicles. Don't miss the opportunity to visit this exclusive property that combines quality of life with an unmatched natural environment.

Extras: high-quality aluminum windows, air conditioning for your comfort in warm climates.

Transaction:	Sale	Category:	House with mooring
Situation:	Caballito de Mar, 36-37 1-3, Empuriabrava, Alt Empordà	Built area:	110 m^2
Useful area:	94 m^2	Condition:	
Rooms:	3	Bathrooms:	2 bathrooms , 1 toilet
Parking:	Yes	Terrace:	30 m^2
Mooring:	Yes	Air conditioning:	Yes
Furnished:	Yes	Mooring:	10x 3.5 meters