



## House with pool and 30 m mooring before the bridges

Spectacular villa with 30m mooring and 1735 m<sup>2</sup> of land. Don't miss the opportunity to have your own paradise by the sea! Contact us now!

Incredible luxury villa in Empuriabrava! With approximately 350m<sup>2</sup> of built area and a south-facing plot of 1,735m<sup>2</sup>, this property is unique. It features a 30-meter mooring ideal for sailboats, a 10x4 meter boat garage, and is designed for water sports enthusiasts. On the ground floor, there are two independent apartments with a bedroom and bathroom each, one of them with a living room and kitchen. The main part offers a spacious 60m<sup>2</sup> living room, dining room, equipped kitchen, two bedrooms, and a bathroom. On the first floor, an office, two bedrooms, two bathrooms, and an impressive rooftop terrace. It is equipped with central heating, air conditioning, fireplace, alarm system, fish pond, three-car garage, terraces with barbecue, a 10x3.5 meter heated pool. Don't miss this opportunity to live like a king in this wonderful villa!

Price: **2.495.000 €**

Transaction: Sale  
Municipality: Alt Empordà  
Rooms: 5  
Parking: Yes  
Washing machine: Yes  
Terrace: Yes  
Garden: Yes  
Central heating: Yes  
Land: 1.735 m<sup>2</sup>

Category: House with mooring  
Surface area: 544 m<sup>2</sup>  
Bathrooms: 5 bathrooms , 1 toilet  
Garage: Yes  
Utility room/area: Yes  
Courtyard: Yes  
Swimming pool: Yes  
AA/CC: Yes