



## Magnificent fully renovated house with tourist license and 15.5m mooring in Empuriabrava

Exclusive Fully Renovated Home in Empuriabrava with Tourist License and Spacious 15.5 x 5m Mooring

This stunning home has been recently renovated with high-quality materials, seamlessly blending style, comfort, and functionality in an unbeatable setting.

Upon entering, you are welcomed into a bright and spacious living room with breathtaking views of the canal. This area opens directly onto a cozy terrace, the perfect spot to relax and enjoy the outdoors. The modern open-plan kitchen, fully equipped with top-of-the-line appliances, flows effortlessly into the dining area, creating an inviting space for family gatherings and entertaining.

The property features three bedrooms, along with a versatile additional room that can be adapted to suit the new owner's needs—whether as a fourth bedroom, home office, or a comfortable TV lounge. The main bathroom, complete with a stylish walk-in shower, is complemented by a separate guest WC. Additionally, a second

Price: **499.000 €**

sun terrace provides an ideal retreat to unwind and soak up the sunshine.

Outside, the property boasts a private parking space and a spacious storage area, perfect for bikes, beach gear, and other essentials.

Designed for maximum comfort, this home is equipped with electric shutters, air conditioning (hot and cold) in all rooms, double-glazed sliding windows, and other high-end finishes that enhance its quality and appeal.

Thanks to its south-facing orientation, the house is bathed in natural light throughout the day. Its multi-level design allows for a seamless division of spaces, offering privacy and flexibility. Situated in a quiet cul-de-sac, this property enjoys privileged views—overlooking a private harbor at the front and the main canal at the rear.

A rare opportunity to own or invest in an exclusive waterfront home, surrounded by beauty and tranquility.

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	155 m <sup>2</sup>
Rooms:	3	Bathrooms:	1 bathroom , 1 toilet
Parking:	Yes	Utility room/area:	Yes
Terrace:	Surface area	Mooring:	Yes
Central heating:	Yes	AA/CC:	Yes
Land:	125 m <sup>2</sup>		