



## House for sale in Empuriabrava in a big channel

Modern house built in 2019 on a wide canal with 12.5 m mooring.

Located on the prestigious Ter street, in one of the best areas of Empuriabrava, this stunning modern house offers luxury and comfort in a unique setting by the wide canal. The property stands out for its contemporary and functional architecture, designed to make the most of its spectacular location and water views.

Inside, the house features a spacious and bright 65 m<sup>2</sup> living-dining room that seamlessly integrates with the open kitchen, creating an ideal space to enjoy moments with family or friends. Its large windows offer direct views of the canal and access to a private terrace. On the first floor, the house has three double bedrooms, all with high-quality finishes, 2 of them with ensuite bathrooms, providing maximum privacy and comfort. There is also a guest bathroom.

Outside, you will find a beautiful garden with the possibility of building a pool, perfect for enjoying the sun. The plot also includes a 12.5-meter mooring, ideal for boat owners who wish to sail from the doorstep of their home.

Finally, the spacious 70 m<sup>2</sup> basement offers multiple possibilities for use, whether as a game room, gym, cellar, or storage space.

Price: **1.199.000 €**

Extras: A/C - ducted heating, solar panels, electric gate....

Transaction:	Sale	Category:	House with mooring
Work category:	New construction	Municipality:	Alt Empordà
Surface area:	267 m <sup>2</sup>	Rooms:	3
Bathrooms:	4 bathrooms	Parking:	Yes
Garage:	Yes	Utility room/area:	Yes
Garden:	Yes	Mooring:	Yes
Central heating:	Yes	Land:	500 m <sup>2</sup>
Balcony:	Yes	Furnished:	Yes