



**House for sale with 25m mooring in canal in Empuriabrava. Your dream of living by the water can come**

Charming house in a prime location next to the canal, with a large plot of 776m<sup>2</sup> and a 25m mooring. West orientation. With a total of 6 bedrooms and 4 bathrooms. This property offers the versatility of being divided into 2 independent residences of 3 bedrooms and 2 bathrooms each with great ease.

On the ground floor, you will find a bright living/dining room with access to a terrace that surrounds a beautiful saltwater pool, two fully equipped kitchens, 2 full bathrooms, 2 double bedrooms, and a cozy veranda to enjoy the outdoors.

On the upper floor, there are 3 spacious double bedrooms, one of them with a private terrace and picturesque views, plus a full bathroom.

Outside, there is parking space for 4 cars, a closed garage for one, an additional bedroom with a bathroom, a lovely terrace with a barbecue, outdoor shower,

**Price: 1.250.000 €**

peaceful pool, well-kept garden, and the impressive 25m mooring for sailing enthusiasts.

Among the additional amenities, the double-glazed PVC windows provide insulation, an alarm system for your security, and a cozy fireplace for cooler nights. Don't miss the opportunity to visit this real estate gem!

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	276 m <sup>2</sup>
Rooms:	6	Bathrooms:	4 bathrooms
Parking:	Yes	Garage:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	AA/CC:	Yes
Land:	776 m <sup>2</sup>		