



## House for sale in Empuriabrava with mooring

Modern house with 12 m mooring, south

Modern contemporary design house, characterized by clean lines, large windows, and high-quality materials. The house has two well-distributed floors to maximize functionality and comfort.

On the ground floor, there is a spacious open concept living-dining-kitchen area of approximately 45 m<sup>2</sup>, ideal for family and social gatherings. This area has a seamless connection to the outside thanks to its glass sliding doors, which offer views and direct access to the pool and garden. There is also a suite room on this floor, perfect as a guest or master bedroom, equipped with a private bathroom. Additionally, there is a conveniently located guest toilet.

Outside, there is a stylish 8x4 meter pool with an integrated 2x2 meter jacuzzi, perfect for relaxation. Next to the pool, there is a cozy outdoor chill-out area with comfortable sofas and a pergola, creating the perfect spot to enjoy outdoor evenings and nights.

The property also includes a 12-meter mooring, ideal for boating enthusiasts, providing direct access to the water and adding a touch of exclusivity to the house.

Price: **1.190.000 €**

On the upper floor, there are two additional en-suite bedrooms, both with private bathrooms and large windows that offer abundant natural light and views of the surroundings. These rooms are designed to ensure maximum privacy and comfort. The house combines functionality, modern design, and a connection with the outdoor environment, making it an ideal residence for those seeking a sophisticated and relaxed lifestyle.

House with tourist license HUTG. THE COMPLETION OF THE WORK IS ESTIMATED IN MAY - JUNE 2025.

Transaction:	Sale	Category:	House with mooring
Work category:	New construction	Municipality:	Alt Empordà
Surface area:	170 m <sup>2</sup>	Rooms:	3
Bathrooms:	3 bathrooms , 1 toilet	Parking:	Yes
Garage:	Yes	Garden:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Land:	489 m <sup>2</sup>		