



## House for sale in Empuriabrava in a big channel

Corner house opportunity on wide canal facing southwest.

Spectacular corner house to renovate with a privileged location on the wide canal. This magnificent property, located on a 500 m<sup>2</sup> plot and facing southwest, offers tremendous potential to transform it into the house of your dreams. Its location is unbeatable, with direct access to the wide canal, ideal for sea and sailing lovers with 2 moorings, one of 15 meters and another of 22 meters.

The house has 3 spacious bedrooms and 2 bathrooms, strategically distributed to make the most of natural light and views. In addition, its corner design provides great privacy and multiple possibilities for expansion or redistribution, as well as a large garage for 2 cars.

The exterior features a spacious garden surrounding the house, perfect for enjoying sunny afternoons or for building a pool in a future project. Thanks to its southwest orientation, the property guarantees sunlight throughout the day and spectacular sunsets.

If you are looking for a property with great potential in an exclusive location, this is your opportunity!

**Price: 990.000 €**

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	160 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Garage:	Yes
Terrace:	Yes	Garden:	Yes
Mooring:	Yes	Land:	520 m <sup>2</sup>