



## **Empuriabrava, very well maintained villa on a wide canal with mooring of 12.5**

**8x4 Salt pool, 3 bedrooms, 2 bathrooms and 28m2 garage**

Very nice house on one floor, on a wide canal and located in one of the best areas of Empuriabrava.

Spacious and bright living-dining room with fully equipped American kitchen and direct access to the solarium terrace with its pool and 12.5 meter mooring. Part of the terrace, 27m<sup>2</sup>, is covered, perfect for eating or having an aperitif comfortably. A first suite type bedroom with private bathroom, two double bedrooms and another complete bathroom.

Very nice exterior, very well maintained and with a magnificent view.

Reversible air conditioning, electric shutters, double glazing, outdoor shower, electric garage door and portal, parking for 4 vehicles, storage room, etc...Renovated house with quality materials, very well insulated, no work needed, possibility to expand it by making an upper floor.

A great opportunity, do not hesitate to contact us to visit!

**Price: 799.000 €**

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	203 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Mooring:	Yes	Swimming pool:	Yes
AA/CC:	Yes	Land:	500 m <sup>2</sup>
Furnished:	Yes	Mooring:	12,5x3