



**Unique opportunity: Spacious modern villa by the canal with 4 bedrooms and 4 bathrooms.**

*Spectacular south-facing villa in Cap Ras, with large swimming pool and 12,5m mooring.*

For sale: unique modern villa located in Empuriabrava, Cap Ras street, with a mooring of 12.5 meters. The villa has a perfect location; south facing and in a quiet area yet less than 5 minutes drive from amenities and the beach. At the front of the house there is a large parking space for 2 cars and a spacious garage.

The villa is very light and spacious and consists of a ground floor and a first floor. There are large windows throughout the house that offer beautiful views of the canal and at the same time provide plenty of sunlight. All windows are aluminum with electric shutters.

On the ground floor there is a very spacious open living room adjacent to a large American kitchen with an island for ultimate comfort. In addition, this floor has a bathroom and a large bedroom. On the first floor there are three spacious

**Price: 1.295.000 €**

bedrooms, each with its own bathroom.

In the garden there is a large sun terrace and a covered terrace which is perfect to create a chill-out area where you can enjoy the beautiful views. You will also find a large private swimming pool here to enjoy in the summer. This villa has a mooring of 12.5 m.

Furthermore, the villa has a laundry room, underfloor heating, aérothermal heating system and central air conditioning, allowing the property to be kept at the desired temperature all year round.

Are you looking for a ready-to-move-in villa? Please contact us quickly

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	237 m <sup>2</sup>
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Land:	500 m <sup>2</sup>	Balcony:	Yes
Furnished:	Yes	Mooring:	12,5 m