



**For sale house by the canal with 25 meters of mooring, Private Port and a 875M2 plot.**

House with 5 bedrooms and 4 bathrooms and 30 sqm of covered terrace.

This beautiful house of 315m2 built is located in one of the narrow canals of Empuriabrava, on a plot of 875 m2 with a pleasant garden, swimming pool, 25m mooring, and a private port.

The ground floor is distributed in an entrance hall with wall closets, leading to a bright and spacious living/dining room with open kitchen, a guest bathroom, two bedrooms sharing a bathroom, and another ensuite bedroom with direct access to the garden.

The upper floor is accessible via an independent external staircase. It consists of a lovely renovated apartment with open kitchen to the living-dining room, 2 bedrooms, and two bathrooms, one of them ensuite. This apartment has two terraces, one accessible from the living room, with beautiful views over the garden

**Price: 1.000.000 €**

and the canal, and another at the entrance, ensuring your desired sun or shade all year round.

In addition to the housing, this property has a garage, a workshop, and a summer kitchen to enjoy meals, directly leading to the outdoor terrace, avoiding the need to pass through the main house.

Extras: outdoor shower, diesel heating, gas fireplace, double glazed windows.

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	315 m <sup>2</sup>
Rooms:	5	Bathrooms:	4 bathrooms , 1 toilet
Parking:	Yes	Garage:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
Land:	800 m <sup>2</sup>	Furnished:	Yes
Mooring:	25 M		