



## **Luxury property with private pool and mooring in Empuriabrava.**

**Unique Water Villa in Empuriabrava with Private Pool, 13.5 Meter Mooring and Enchanting Views**

This exclusive house on the Fluvia in Empuriabrava offers everything you need for a comfortable and luxurious stay. This spacious property features three bedrooms and three bathrooms, ideal for those seeking peace and privacy in a stylish setting.

The house boasts a beautiful living room with large windows overlooking the terrace and garden. Outside, you will find a generous private swimming pool where you can relax and enjoy the sunny climate of the Costa Brava. The spacious terrace provides an inviting place to lounge and enjoy outdoor living, with stunning views over the water.

For water sports enthusiasts, there is a private 13.5-meter mooring, giving you the opportunity to have your boat directly at home. This makes it easy to access the water at any time and explore the surroundings of Empuriabrava from the water.

**Price: 1.270.000 €**

A garage provides ample parking space and storage options, ensuring everything you need is within reach.

Are you interested in this unique property? Contact us for more information and to schedule a viewing of this exclusive house in Empuriabrava!

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	151 m <sup>2</sup>
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Garage:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Land:	572 m <sup>2</sup>
Furnished:	Yes	Mooring:	13,5