



## Beautiful house on wide canal with 12.5m mooring.

Saltwater pool with electric cover.

This charming house, located on one of the widest canals in Empuriabrava, is distinguished by its landscaped outdoor spaces, which include an 8x4 meter saltwater pool, access to a 12.5 m mooring, a chill-out area, and a summer kitchen connected to the garage.

Full of character, the property was completely renovated in 2016 and is distributed over two floors. The ground floor consists of a spacious living room, dining room, and fully equipped open kitchen, as well as a bathroom with a bathtub and a bedroom with built-in wardrobes.

On the upper floor, there are 4 bedrooms and two bathrooms, one of them en suite.

Among the extras the house offers are a saltwater pool with an electric awning and an electrolysis cleaning system, an insert-style fireplace, PVC windows with double

Price: **898.500 €**

glazing, an alarm system, central heating with gas bottles and a pre-installation for natural gas from the street, reversible air conditioning, an outdoor barbecue, and custom interior doors.

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	246 m <sup>2</sup>
Rooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Garage:	Yes
Mains gas:	Yes	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Land:	491 m <sup>2</sup>
Furnished:	Yes	Mooring:	12,5