



## House in one of the best canals of Empuriabrava.

With three bedrooms and three bathrooms

Discover this charming house on the Canal Ample, one of the best in Empuriabrava, a true haven of comfort and tranquility, situated on a 500 m<sup>2</sup> plot. On the ground floor, the property offers a functional and elegant design. The spacious living room with dining area becomes the heart of the home, while the independent kitchen, which connects perfectly with the outside, is complemented by a practical laundry area and a private garage.

The house features two cozy bedrooms and two bathrooms, one of them en-suite, ideal for ensuring your comfort. Additionally, there is an independent bedroom with an en-suite bathroom, perfectly designed for the privacy of your guests. In the canal area, a terrace with spectacular views will offer you a perfect space to relax, and includes a practical storage area and an outdoor shower.

The mooring, with capacity for a vessel up to 12.5 meters, is a true gem for sailing enthusiasts. At the street side, a pleasant space will allow you to create a relaxation

**Price: 680.000 €**

area or convert it into a private parking spot for your vehicles.

Equipped with air conditioning (cool/heat) and central heating, this house also offers partially renovated PVC windows and electric blinds in the living room, designed for a comfortable living experience.

A unique opportunity to live next to the canal with everything you need to enjoy your everyday life!

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	157 m <sup>2</sup>
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Garage:	Yes
Terrace:	Yes	Garden:	Yes
Mooring:	Yes	Central heating:	Yes
AA/CC:	Yes	Land:	500 m <sup>2</sup>
Furnished:	Yes	Mooring:	12,5