



## **Villa with large plot of land with a wonderful unobstructed view of the Canal**

This villa has a large plot and a free view of the harbour and the Canal

A-1637 Empuriabrava

This villa is located 5 min. from the centre and has an area of 951 m2. The mooring is 30 metres long and is located directly on the large canal. From there you can reach the sea in 10 minutes. The villa has 4 bedrooms / one is a large suite with a terrace, there are 3 bathrooms, the kitchen, the dining room and the friendly living room has a built-in fireplace for cosy evenings. The outside area has a wonderful terrace with space for family and friends, an installed barbecue and a swimming pool of 10 x 6 meters. Heating, double glazing, air conditioning and a revolving grill...it has 2 entrances so you can park your boat or several vehicles. The view of the canal is a dream.

Transaction	Sale
Category	House with mooring
Surface area	232 m <sup>2</sup>
Rooms	4
Bathrooms	3 bathrooms
Parking	Yes
Garage	Surface area
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	951 m <sup>2</sup>
Furnished	Yes
Canal	Yes

1.800.000 €







