



## 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 m<sup>2</sup>. 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	20 m <sup>2</sup>
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	951 m <sup>2</sup>
Furnished	Yes

2.295.000 €





