







ref. 17/4913

Spacious Villa on the canal with 12 m mooring, with guest flat

A few metres from the beach of la Rubina in Empuriabrava and the exit to the sea, is this wonderful and spacious Villa of 267 square metres built on a plot of 500 square metres. It is a spacious Villa with a mooring for boats up to 12 metres long, being three completely independent residences with their own access, which makes it extremely interesting for holiday rentals or large families looking for their own individual space. In its 267 square meters built we find in the main house, with a large kitchen open to the dining room, a spacious living room with fireplace, two large double bedrooms with fitted wardrobes and their complete relevant bathrooms. From the living room we reach a beautiful south facing terrace overlooking the pool and the canal, where we find a barbecue area and a complete outdoor kitchen. The house also has a guest flat on the ground floor, with independent access, modern kitchen open to the living-dining room, double bedroom and bathroom. On the first floor we find a second guest flat complete with open plan kitchen, living room with a beautiful terrace, a double bedroom with bathroom and a tower with a room with space to put a second bedroom for children, or office or games room.
The house is very well equipped, with recently installed reversible air conditioning in all rooms, pre-installation for central heating, only missing the gas heater or solar panels, closed fireplace with hot air duct to the corridor, electric kitchen, double glazed windows, a laundry room for the machines, fibre glass installed, water pressure regulator and new electrical installation, Jacuzzi and a large salt water swimming pool. The house is sold fully equipped, with garage and several parking spaces and with tourist licence.

Transaction	Sale
Category	House
Situation	Calle Norfeu, Empuriabrava
Built area	267 m^2
Useful area	230 m^2
Condition	Good condition
Rooms	4
Bathrooms	4 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	60 m^2
Garden	230 m^2
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	500 m^2
Furnished	Yes

935.000 €



















