



## Magnificent villa for sale in the Gran Canal of Empuriabrava, with swimming pool and garage. Don't miss this opportunity!

House on the canal of Empuriabrava, mooring 12 m, garage, swimming pool, beautiful garden.

Villa on a canal in Empuriabrava, a town called the Spanish Venice.

The villa is located on wide canal and has its own mooring 12 meters for parking boat or jet ski.

On a land area of 500 m2 is the villa itself, a garage of 18 m3, a barbecue area and a swimming pool of 24 m2.

The villa is built on 2 floors in total 186m2.

On the first floor is the entrance hall, fully equipped kitchen with appliances. Living room with exit to the covered terrace, where there is a dining area and exit to the pool. There is also a guest toilet on the floor.

On the upper floor there are 3 large bedrooms. Two double bedrooms with 1 complete bathroom and a master bedroom with private bathroom and terrace overlooking the canal.

The heating is underfloor heating (electricity) and wood burning fireplace. Air conditioners. Alarm

Transaction	Sale
Category	House with mooring
Surface area	186 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	18 m <sup>2</sup>
Terrace	Yes
Garden	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Plot	500 m <sup>2</sup>
Furnished	Yes

1.150.000 €

