



## House for sale Empuriabrava, Costa Brava

Opportunity! Renovated canal house with stunning views, 3 bedrooms, and a mooring.

Location and orientation:

- Strategically located in Empuriabrava, in the heart of the Costa Brava.
- South-facing, ensuring light and sun throughout the day.

Main features:

- Completely renovated house with high-quality finishes.
- Private 8x3 meter mooring, ideal for nautical enthusiasts.
- Stunning views of the canal from the main terrace.
- PVC windows, ensuring excellent acoustic and thermal insulation.
- Alarm system installed for added security.

Space distribution:

Ground floor:

- Fully equipped, modern, and functional kitchen.
- Bathroom with shower.
- Spacious and bright living room, opening onto a large terrace with views of the canal and the private mooring.
- 20 m2 garage.

First Floor:

- 3 spacious bedrooms, each with a built-in wardrobe, air conditioning, and a private terrace.
- Large bathroom with bathtub.

Second Floor:

- Enclosed terrace, which can be used as a fourth bedroom or as a multifunctional space.

**STRENGTHS:**

The house offers a perfect combination of comfort, luxury, and functionality.

The privileged location, with direct access to the canal, makes it unique.

Outdoor spaces, such as the main terrace and the bedroom terraces, are ideal for enjoying the Mediterranean climate.

If you would like to schedule a viewing, please do not hesitate to call us.

Transaction	Sale
Category	House
Work category	New construction
Surface area	214 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Mooring	Yes
Air conditioning	Yes
Land	214 m <sup>2</sup>
Furnished	Yes

649.500 €









