



House with swimming pool - Port Argonautes area

We are pleased to present this charming house located in the prestigious Port Argonautes area of Empuriabrava, offering an exceptional canal-side lifestyle with a swimming pool and optional private mooring.

Layout and living spaces

The property is distributed over two levels:

Ground floor:

Entrance hall

Full bathroom

Spacious and bright living-dining room with open-plan kitchen

Direct access from the living room to the terrace, swimming pool, and mooring

First floor:

Three bedrooms, including one very large bedroom

One bathroom

Two terraces with canal views

Optional mooring for €80,000

Enjoy a 12x4 meter mooring, located before the first bridges, ideal for accommodating a sailboat or a motorboat such as a Flyer. Access to the sea takes only 7 minutes.

Features and amenities:

4x2.3 m swimming pool

3 bedrooms / 2 bathrooms

Double-glazed windows

Air conditioning upstairs / fans on the ground floor

Electric blinds in all rooms

Alarm system

Annual fees: Property tax = 800€ and Rubbish tax = 200€.

Transaction	Sale
Category	House
Surface area	173 m ²
Rooms	3
Bathrooms	2 bathrooms , 2 toilets
Parking	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	192

599.000 €





