



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
Situation	Carrer Port Argonautes, Empuriabrava
Built area	173 m ²
Useful area	127 m ²
Occup. cert.	
Condition	Good condition
Rooms	3
Bathrooms	2 bathrooms , 2 toilets
Parking	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	192

599.000 €





