



## Rare property for sale: charming fisherman's house with 4 bedrooms, mezzanine, and private mooring

Empuriabrava – For sale | Rare opportunity

Discover this beautiful fisherman's house, ideally located in a private marina in Empuriabrava. The property features 4 bedrooms plus a mezzanine, as well as two terraces with different orientations, allowing you to enjoy the sun throughout the day.

The house offers a spacious living room with a fireplace, a fully equipped kitchen, and a private mooring of 7 × 3 m directly in front of the property—perfect for boating enthusiasts seeking a true nautical lifestyle.

It is fitted with electric heating throughout the house and air conditioning in the main living area, ensuring year-round comfort.

A private parking space is included, with the additional possibility of parking directly in front of the house.

Located in a quiet residential area, just 1,000 meters from the beach, the property is sold fully furnished and ready to move in.

? A rare opportunity in Empuriabrava.

|                  |                                   |
|------------------|-----------------------------------|
| Transaction      | Sale                              |
| Category         | House                             |
| Situation        | Calle port currican, Empuriabrava |
| Built area       | 110 m <sup>2</sup>                |
| Useful area      | 100 m <sup>2</sup>                |
| Occup. cert.     |                                   |
| Condition        | Good condition                    |
| Rooms            | 4                                 |
| Bathrooms        | 2 bathrooms                       |
| Parking          | Yes                               |
| Mooring          | Yes                               |
| Air conditioning | Yes                               |
| Furnished        | Yes                               |

455.000 €





