







ref. 19/6415

Renovated house in the south, featuring a pool and access to a wide canal in Empuriabrava.

Located in Empuriabrava, on a wide canal facing south, this recently renovated house offers a privileged living environment in the heart of the marina. Its ideal exposure ensures optimal brightness throughout the day, while its 8.50-meter mooring allows for maximum enjoyment of navigation.

On the ground floor, the house features a spacious contemporary living room that includes an open-plan kitchen with a central island, a dining area, and a bright lounge. Large windows create a beautiful continuity with the outside, providing access to the terrace, the pool, and the canal. A separate toilet completes this level.

On the upper floor, the sleeping area consists of three bedrooms, one of which has a terrace with an unobstructed view of the canal, while another has a terrace with mountain views. A bathroom with an Italian shower and integrated WC completes this floor.

Outside, the spaces have been designed to fully enjoy the Mediterranean climate: a pool by the canal, a cozy terrace, and a solarium offering spectacular views of the Pyrenees. A garage adds to the features of this property.

Completely renovated with quality materials, the house has reversible air conditioning, good insulation, and modern decorative finishes that provide comfort and elegance.

With a valid tourist license, this house represents a rare opportunity in Empuriabrava, combining a premium location, complete amenities, and a nautical lifestyle.

Transaction	Sale
Category	House
Situation	Sector LLOBREGAT, Empuriabrava
Built area	140 m^2
Useful area	85 m^2
Condition	Restored
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Plot	320 m^2
Furnished	Yes

930.000 €



















