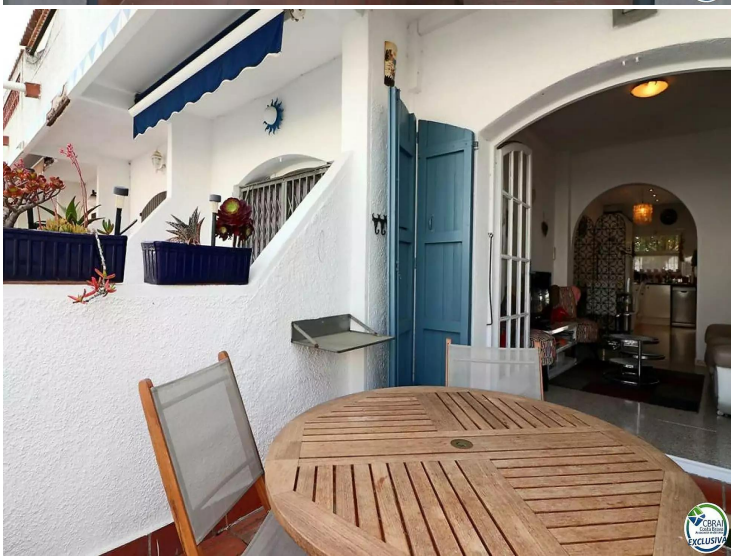








ref. 17/6483

Townhouse with a private 10m x 3m mooring in Porto Fino, Empuriabrava

This charming semi-detached house of 73 m² is distributed over two floors (ground floor + first floor), located in the sought-after and peaceful area of Porto Fino in Empuriabrava, one of the most desirable areas thanks to its nautical setting and relaxed atmosphere.

On the ground floor, we find a bright and welcoming living-dining area with a fully equipped open-plan kitchen, designed to offer a practical, modern, and comfortable space, ideal for both everyday living and leisure time. The open layout enhances natural light and creates a sense of spaciousness.

On this same floor, there is a large built-in wardrobe currently used as a laundry and storage area, maximizing the use of space.

From the living room, there is direct access to a lovely terrace overlooking the canal, perfect for outdoor dining, relaxing, or entertaining guests. The property also features a private mooring of 10 m x 3 m, an exceptional advantage for boating enthusiasts, with direct access from the house.

Upstairs is the sleeping area, consisting of two double bedrooms, both with built-in wardrobes offering ample storage space. One of the bedrooms has access to a private terrace with beautiful canal views, making it a perfect spot to enjoy the peaceful surroundings.

This floor also includes a fully equipped bathroom with a shower.

The house is fitted with reversible air conditioning (hot/cold) on both floors, ensuring comfort all year round.

At the front of the property, there is space to park one vehicle, adding extra convenience.

The property is sold partially furnished, ready to move in or to be customized according to the buyer's preferences.

Transaction	Sale
Category	House
Situation	Calle Porto Fino, Empuriabrava
Built area	73 m^2
Useful area	67 m^2
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	15 m^2
Garden	Yes
Mooring	Yes
Central heating	Yes
Air conditioning	Yes
Plot	270 m^2
Furnished	Yes

295.000 €





