







# Single-storey villa with swimming pool and 12 m mooring in Empuriabrava

Situated in the residential area of Cap Ras in Empuriabrava, this single-storey villa offers an excellent opportunity to enjoy life alongside the canals. Set on a 500 m² plot, the property features a private swimming pool, a garage and a 12-metre private mooring.

A comfortable and functional interior

The villa features a bright living and dining area with a fully equipped open-plan kitchen and plenty of storage. French doors lead outside and offer pleasant views of the canal.
The sleeping area comprises three double bedrooms, including a master suite with an en-suite bathroom and a whirlpool bathtub. This bedroom also benefits from direct access to the terrace and canal views. Another bedroom opens onto an interior patio. A second shower room completes the layout.

Private swimming pool and inviting outdoor space

The garden features a swimming pool measuring approximately 8 x 4 metres. The surrounding pool area was renovated two years ago and finished with attractive, non-slip white wood-effect tiles. An outdoor shower adds to the comfort of this relaxing space.
The pool equipment room also provides useful storage for garden tools, pool accessories and boating equipment.

Private 12-metre mooring

The property benefits from a private 12-metre mooring on the canal, fitted with mushroom-style mooring bollards. This is a valuable feature for boating enthusiasts wishing to make the most of Empuriabrava's extensive canal network.

Features and parking

The villa is equipped with underfloor heating, independent electric heating systems in both bathrooms and a heat pump for domestic hot water. Security features include an alarm system with video surveillance, protective security bars and manual exterior shutters.
An electric entrance gate opens onto a spacious parking area with room for several vehicles, a caravan or a boat trailer. A garage with an electric door completes the facilities.
The property is sold partially furnished, making it easier to move in.

Enjoy Empuriabrava all year round

With three bedrooms, a private swimming pool, a garage and a 12-metre mooring, this villa is an attractive option for a permanent home or holiday residence on the Costa Brava. Please note: the property does not have a tourist rental licence and is intended for residential use.

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| Transaction | Sale |
| Category | House |
| Situation | Calle Cap Ras, Empuriabrava |
| Built area | 170 $m^2$ |
| Useful area | 97 $m^2$ |
| Condition | Good condition |
| Rooms | 3 |
| Bathrooms | 2 bathrooms , 1 toilet |
| Parking | Yes |
| Garage | Yes |
| Garden | Yes |
| Mooring | Yes |
| Swimming pool | Yes |
| Plot | 500 $m^2$ |

849.000 €



















