



## Charming house for sale, located on Lake St. Maurici in Empuriabrava.

The property features four cozy bedrooms, two full bathrooms, swimming pool, garage, and mooring.

This elegant house canal with pool and mooring has a privileged location, the Sant Maurici Lake, a beautiful and quiet area of the Empuriabrava marina. On the main floor there is a fully equipped open kitchen, followed by a living area with fireplace and dining room with a table for 6 people that have access to a beautiful sun terrace with sun loungers and deck chairs around the pool with views of the canal, perfect for relaxing and enjoying a sunny day. From the terrace, a small fence gives access to the 8-meter mooring. On the upper floor, there is a first bedroom or office, a bathroom with shower, a second bedroom with double bed, wardrobe, and air conditioning, both facing a terrace with views of the canal. The master suite also with views of the lake and dressing area, a double bedroom with wall closets, and finally another bathroom with shower. Extras: Garage, private outdoor parking, air conditioning, and pool.

Transaction	Sale
Category	House with mooring
Situation	Alt Empordà
Surface area	178 m <sup>2</sup>
Rooms	4
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Terrace	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	162 m <sup>2</sup>
Balcony	Yes
Furnished	Yes

580.000 €



