



House for sale with 25m mooring in canal in Empuriabrava. Your dream of living by the water can come

Charming house in a prime location next to the canal, with a large plot of 776m² and a 25m mooring. West orientation. With a total of 6 bedrooms and 4 bathrooms. This property offers the versatility of being divided into 2 independent residences of 3 bedrooms and 2 bathrooms each with great ease.

On the ground floor, you will find a bright living/dining room with access to a terrace that surrounds a beautiful saltwater pool, two fully equipped kitchens, 2 full bathrooms, 2 double bedrooms, and a cozy veranda to enjoy the outdoors.

On the upper floor, there are 3 spacious double bedrooms, one of them with a private terrace and picturesque views, plus a full bathroom.

Outside, there is parking space for 4 cars, a closed garage for one, an additional bedroom with a bathroom, a lovely terrace with a barbecue, outdoor shower, peaceful pool, well-kept garden, and the impressive 25m mooring for sailing enthusiasts.

Among the additional amenities, the double-glazed PVC windows provide insulation, an alarm system for your security, and a cozy fireplace for cooler nights. Don't miss the opportunity to visit this real estate gem!

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| Transaction | Sale |
| Category | House with mooring |
| Municipality | Alt Empordà |
| Surface area | 276 m ² |
| Rooms | 6 |
| Bathrooms | 4 bathrooms |
| Parking | Yes |
| Garage | Yes |
| Utility room/area | Yes |
| Terrace | Yes |
| Garden | Yes |
| Mooring | Yes |
| Swimming pool | Yes |
| Air conditioning | Yes |
| Land | 776 m ² |

1.250.000 €

