



## Stunning house on the wide canal, south facing.

3-bedroom house with a mooring and pool in Empuriabrava.

House with a 12.5m mooring in Empuriabrava, one of the most exclusive and tranquil areas.

Located on one of the widest canals, facing southeast, this spectacular property offers an ideal space for both year-round living and enjoying a dream vacation.

On the ground floor, there are two bedrooms, a full bathroom, a guest WC with laundry area, and a spacious living-dining room with an open kitchen. The living room opens to a terrace with a garden and pool, creating a perfect atmosphere for relaxation and enjoyment of the surroundings.

Outside, the house has a 12.5-meter mooring, a garage for one car, and additional space for two or more vehicles. On the first floor, there is a master bedroom with an ensuite bathroom and private terrace, ideal for enjoying total privacy and views.

Among the extras, the property features air conditioning, ceiling fans, and centralized diesel heating to ensure

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	217 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Terrace	Yes
Garden	Yes
Mooring	Yes
Swimming pool	Yes
Land	562 m <sup>2</sup>
Furnished	Yes

850.000 €

