



## House for sale in Empuriabrava in a big channel

Great fisherman's house on 1st line with 8m mooring.

The house is located on the first line of the sea with the Rubina beach right in front. Its distribution is as follows: On the ground floor, there is a completely independent studio that includes an open kitchen, a living-dining room, a full bathroom, a double bedroom, and a single bedroom. From the garage, you access the main house, where the same ground floor has a toilet, a glazed terrace, and a terrace with access to the mooring.

The first floor, duplex type, has a spectacular living-dining room with access to a terrace from where you can contemplate the beautiful Bay of Roses. There is also a fully equipped and renovated open kitchen, a double bedroom with access to a balcony overlooking the canal, and a bathroom with a bathtub.

The upper floor, accessed through interior stairs, offers a large bedroom with access to a terrace that offers stunning sea views. This level also includes a dressing room, an office that can be used as a bedroom, and a bathroom with a shower. The house has air conditioning and heating.

Transaction	Sale
Category	House with mooring
Municipality	Alt Empordà
Surface area	240 m <sup>2</sup>
Rooms	4
Bathrooms	4 bathrooms
Parking	Yes
Garage	Yes
Terrace	Yes
Garden	Yes
Mooring	Yes
Central heating	Yes
Air conditioning	Yes
Land	191 m <sup>2</sup>

890.000 €



