



## House for sale in Empuriabrava in a big channel

Modern house built in 2019 on a wide canal with 12.5 m mooring.

Located on the prestigious Ter street, in one of the best areas of Empuriabrava, this stunning modern house offers luxury and comfort in a unique setting by the wide canal. The property stands out for its contemporary and functional architecture, designed to make the most of its spectacular location and water views.

Inside, the house features a spacious and bright 65 m<sup>2</sup> living-dining room that seamlessly integrates with the open kitchen, creating an ideal space to enjoy moments with family or friends. Its large windows offer direct views of the canal and access to a private terrace. On the first floor, the house has three double bedrooms, all with high-quality finishes, 2 of them with ensuite bathrooms, providing maximum privacy and comfort. There is also a guest bathroom.

Outside, you will find a beautiful garden with the possibility of building a pool, perfect for enjoying the sun. The plot also includes a 12.5-meter mooring, ideal for boat owners who wish to sail from the doorstep of their home.

Finally, the spacious 70 m<sup>2</sup> basement offers multiple possibilities for use, whether as a game room, gym, cellar, or storage space.

Transaction	Sale
Category	House with mooring
Work category	New construction
Situation	Alt Empordà
Surface area	267 m <sup>2</sup>
Rooms	3
Bathrooms	4 bathrooms
Parking	Yes
Garage	Yes
Utility room/area	Yes
Garden	Yes
Mooring	Yes
Central heating	Yes
Plot	500 m <sup>2</sup>
Balcony	Yes
Furnished	Yes

1.199.000 €

