



## Fantastic holiday home in Empuriabrava directly on the canal with a berth of 12.50 m

House on the canal with 500 sqm of land and south side for sale in Empuriabrava

A-2123 Empuriabrava

This beautiful villa on the Empuriabrava canal was built facing south so you can enjoy the sun all day long. The berth is 12.50m. The house has a large covered parking area in the entrance area and a large garage.

The villa is very bright and friendly and is divided into the ground floor with an open kitchen, a large living/dining room area and a guest toilet as well as a storage room.

From the salon you also have access to the covered terrace and the garden with a wonderful pool. On the first floor there are 3 bedrooms, one of which is a suite, and 2 bathrooms. The house is being sold furnished. The pool area has a spacious shower and a room for pool technology.

Extras: air conditioning, oil central heating, barbecue, terrace with custom-made awning, PVC windows, security door, garage and lots of details. You are welcome to contact me to organize a viewing appointment

Transaction	Sale
Category	House with mooring
Surface area	215 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Garden	Yes
Mooring	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	500 m <sup>2</sup>
Balcony	Yes
Furnished	Yes

799.000 €











