



## Charming villa on wide canal for sale in Empuriabrava, 12.5 m mooring, swimming pool, garage

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Charming villa on a wide canal, northwest, with a 12.5 m mooring. The Mediterranean style garden offers a very relaxing outdoor space. Enjoy a nice porch overlooking the canal and the garden, and, at the back, a large swimming pool with terrace and awning. Inside, you will find a spacious living and dining room and a modern integrated kitchen, all overlooking the canal. There is also a bedroom and a bathroom with Italian shower. To access the upper floor, there is a staircase with separate entrance but connected to the house. On the upper floor, there are two bedrooms, a bathroom and two balconies overlooking the canal and the pool. The property has reversible air conditioning in the living room and bedrooms, wood stove in the dining room, underfloor heating on the first floor, a large garage, natural gas heating, saltwater pool, electric awnings on the terraces, and PVC double glazed windows. Do not miss the opportunity to enjoy this magnificent house with excellent features! Bonjour, Merci de nous indiquer si votre appartement est libre et pour quel prix.

Also the methods of payment.

Cordially

Françoise zarembo

Transaction	Sale
Category	House with mooring
Surface area	172 m <sup>2</sup>
Rooms	3
Bathrooms	3 bathrooms
Parking	Yes
Garage	Yes
Terrace	Yes
Garden	Yes
Mooring	Yes
Swimming pool	Yes
Air conditioning	Yes
Land	500 m <sup>2</sup>

865.000 €





