



## Renovated house with mooring before the bridges, Empuriabrava

This house is located in a quiet area, close to the Rubina beach and overlooks the main canal. Facing south-west and overlooking the canal it is a pleasant property to enjoy all year round. Recently renovated it is distributed on the ground floor in an entrance - parking for one car, a bedroom with wardrobes, a nice bathroom with Italian shower, a small kitchen and living room leading to the exit to the terrace with canal with its mooring of 11 m x 4.60 m for your boat (either sailboat or motorboat). This part can be completely considered as a separate and independent flat.

The first floor offers a pleasant open space, with a large brand-new kitchen with dining table, living room with fireplace and terrace overlooking the canal.

On the first floor there are two double bedrooms and a bathroom. From the terrace there is access to the roof terrace where we will find a fantastic solarium with an enclosed space in aluminium carpentry with jacuzzi, and the rest of the terrace offers an open space to enjoy the views and barbecues.

Extras: underfloor heating, air conditioning, fitted wardrobes.

Transaction	Sale
Category	House
Surface area	139 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Mooring	Yes
Air conditioning	Yes
Land	82

595.000 €













