



## Townhouse in Empuriabrava with 9x4m. mooring before the bridges

Discover this charming townhouse located in the exclusive area of Empuriabrava, with direct access to the canal from your own 9-meter mooring, perfect for boating enthusiasts.

The open sea in five minutes of sailing. Nautical service Center with crane and all kinds of services for boats three minutes of sailing.

The property is distributed over two floors and offers all the amenities to enjoy a relaxed, sportive and privileged lifestyle.

### Layout:

Ground floor: Spacious living room with full equipped kitchen, toilet and direct access to a terrace overlooking the canal, ideal for outdoor enjoyment and relaxing under the marquis's canopy in the own jacuzzi. Separate veranda with double sofa.

First floor: Two bright bedrooms. The master bedroom features with power air condition, private balcony with nice view on canal and sauna for relaxing moments.

Full bathroom on the first floor.

### Extras:

Private parking within the plot. Telephone and ADSL line.

The whole house and courtyards are protected by modern SIP security system.

Option to purchase the 9 meter motorboat Galeon 280 with fly bridge along with the property, for those who want to complete their nautical experience and get a serious discount per package.

This house offers a unique opportunity to live in a quiet prime location, with direct water access, 300 meters from the beach, 50 meters to the bike and treadmill tracks on the border of Aiguamolls National Park and all the amenities to fully enjoy Empuriabrava. Don't miss this opportunity!

Transaction	Sale
Category	House
Surface area	91 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Parking	Yes
Terrace	15 m <sup>2</sup>
Mooring	Yes
Air conditioning	Yes
Plot	126
Furnished	Yes

290.000 €









