





## House with pool and dock 12.25 x 3 near the sea for sale in Empuriabrava, south facing.

House with 4 bedrooms, much charm and beautiful features, mooring of 12.25.

Exclusive canalside house on the coast (South Side)

This wonderful home, located in a prime canalside location, boasts a 12.25m x 3m mooring, ideal for boating enthusiasts and direct access to the water.

## Ground Floor:

The ground floor layout is designed to maximize comfort and enjoyment of the space. It consists of two spacious double bedrooms, a full bathroom with high-quality finishes, a bright living-dining room, and a modern open kitchen, all connected to a stunning covered terrace, perfect for relaxing or enjoying the views.

On the outdoor terrace, you'll find a fully equipped summer kitchen, ideal for al fresco gatherings, an outdoor shower to refresh after a day of sunbathing, and a spectacular pool surrounded by extensive gardens. In addition, the property offers a spacious canalside area, ideal for water activities or simply enjoying the tranquility of the surroundings.

## Upper Floor:

On the upper floor, there are two spacious double bedrooms offering complete privacy and comfort, along with a large bathroom complete with modern finishes.

## Extras:

Double-glazed windows providing excellent thermal and acoustic insulation.

Air conditioning throughout the home ensures a pleasant atmosphere in any season.

Private garage with ample space for vehicles and additional storage

This property offers not just a home, but a unique lifestyle in one of the best canalside locations, with all the amenities to enjoy coastal life to the fullest.

**Transaction** Sale

Category House with mooring

Surface area 187 m<sup>2</sup>

Rooms 4

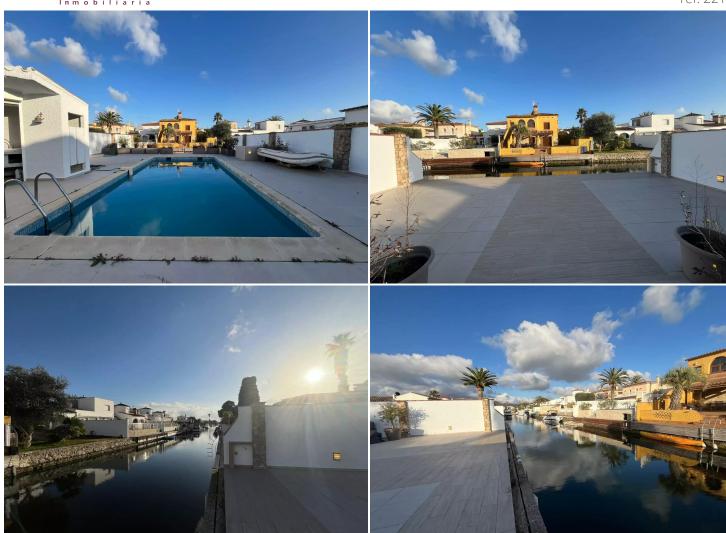
Bathrooms 2 bathrooms

**Parking** Yes Garage Yes Utility room/area Yes Yes Terrace Courtyard Yes Mooring Yes Swimming pool Yes Central heating Yes Air conditioning Yes Land  $500 \text{ m}^2$ **Furnished** Yes

845.000 €













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