



## House for sale in Empuriabrava in a big channel

Spacious fisherman's house with 4 bedrooms, large garage, and 10 meters of mooring.

Magnificent and spacious fisherman's house 6 meters wide, located in a very good area of Empuriabrava, quiet and well connected. The property has a constructed area of 120 m<sup>2</sup> of living space plus 60 m<sup>2</sup> of garage, offering generous and well-distributed spaces. The house has 4 double bedrooms, all bright, and 2 full bathrooms. The property has been fully renovated, combining modern comfort with the characteristic charm of fisherman's houses. In the basement, there is a large private garage with direct access to the 10-meter mooring, ideal for boats and for fully enjoying the nautical life that Empuriabrava offers. On the ground floor, there is a full bathroom, and the living-dining room with an open kitchen and access to the large terrace overlooking the canal. On the first floor, there are 4 double bedrooms (3 of which have a terrace) and 1 full bathroom. EXTRAS: A/C heating via ducts, double-glazed windows, mooring, garage...

**595.000 €**



180 m<sup>2</sup>



132 m<sup>2</sup>



Yes



Yes



4



2



1

Transaction:	Sale	Category:	House with mooring
Municipality:	Empuriabrava	Parking:	Yes
Utility room/area:	Yes	Terrace:	Yes
Air conditioning:	Yes		











