



## Canal house with independent apartment for sale Empuriabrava

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Beautiful house on the wide canal for sale. Partially renovated, this house features a spacious ground floor with dining/living area and a lovely open and fully equipped kitchen. It also includes 2 bedrooms and 2 bathrooms, as well as a garage with direct access to the house.

On the first floor, there is an independent apartment with dining/living area, open kitchen, 2 bedrooms, and 1 bathroom.

This charming house also offers a garden where you can enjoy the swimming pool and a bioclimatic terrace perfect for relaxing moments. Additionally, it has a 12-meter mooring.

Don't worry about the weather, the house has central gas heating, hot/cold air conditioning,

**945.000 €**



259 m2



500 m2



Yes



Yes



Yes



4



2



E - E

double glazed windows, and electric shutters. An alarm system is also included for your peace of mind.

Don't miss this incredible opportunity to acquire a wonderful house in a privileged location!

Transaction:	Sale	Category:	House with mooring
Situation:	Empuriabrava	Parking:	Yes
Utility room/area:	Yes	Terrace:	Yes
Central heating:	Yes	Air conditioning:	Yes
Furnished:	Yes		





