



## Canal house with studio and pool for sale in Empuriabrava

This incredible property will enchant you! Located in the prestigious Ter sector of Empuriabrava, it has a generous plot of 540m<sup>2</sup> and a construction of 225m<sup>2</sup>. The distribution of the villa is perfect:

- On the ground floor, there is a cozy entrance hall, a bright dining room, a modern kitchen, a spacious living room, a guest toilet, a pantry, and an impressive covered terrace. In addition, you can enjoy a refreshing swimming pool and park your vehicle in the garage.

- On the first floor, you will find a spacious suite-type bedroom with a private bathroom and terrace with panoramic views, two comfortable double bedrooms, and another bathroom.

But that's not all! You also have access to a fabulous solarium terrace to enjoy the sun and the stunning views that Empuriabrava offers.

In addition, the property has an independent studio ideal for receiving friends or guests.

Among the extras of the house, we highlight a 12.50m mooring, a 3.30m x 8m swimming pool, underfloor heating in certain areas, double glazing, air conditioning, and an alarm system for your peace of mind.

**1.150.000 €**



225 m<sup>2</sup>



540 m<sup>2</sup>



Yes



Yes



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Are you ready to live a luxury lifestyle in Empuriabrava? Don't miss this unique opportunity!

Transaction:	Sale	Category:	House with mooring
Work category:	New construction	Situation:	Empuriabrava
Terrace:	Yes	Central heating:	Yes
Air conditioning:	Yes		











