IN | ImmoNova Real Estate

AICAT Nº 1869 **ref. 741**



House for sale with 25m mooring in canal in Empuriabrava. Your dream of living by the water can come true!

Charming house in a prime location next to the canal, with a large plot of 776m2 and a 25m mooring. West orientation. With a total of 6 bedrooms and 4 bathrooms. This property offers the versatility of being divided into 2 independent residences of 3 bedrooms and 2 bathrooms each with great ease.

On the ground floor, you will find a bright living/dining room with access to a terrace that surrounds a beautiful saltwater pool, two fully equipped kitchens, 2 full bathrooms, 2 double bedrooms, and a cozy veranda to enjoy the outdoors.

On the upper floor, there are 3 spacious double bedrooms, one of them with a private terrace and picturesque views, plus a full bathroom.

Outside, there is parking space for 4 cars, a closed garage for one, an additional bedroom with

1.250.000 €

276 m2	776 m2	Yes	Yes	6	4		G - G

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17487 Empuriabrava (GIRONA)
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a bathroom, a lovely terrace with a barbecue, outdoor shower, peaceful pool, well-kept garden, and the impressive 25m mooring for sailing enthusiasts.

Among the additional amenities, the double-glazed PVC windows provide insulation, an alarm system for your security, and a cozy fireplace for cooler nights. Don't miss the opportunity to visit this real estate gem!

The price indicated does not include taxes or fees (TVA, registration fees, notary fees, registration fees). The informations and surfaces are not given as titre indicatif.

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









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