



## Stunning villa with mooring, pool, and garage, just 650 m from the beach. Your private oasis awaits!

### Property Description

If you are looking for a villa in Empuriabrava, just steps from the center and the beach, with a spacious garage, a mooring for a sailboat, and up to 280 m² of built space, this could be your ideal home.

Completely renovated in 2017, this property stands out for its large volumes. Its multi-level layout includes a ground floor with an entrance hall, courtesy bathroom, independent and equipped kitchen, and a spacious living-dining room with a terrace that offers direct views of the 'Port Rhodes' canal. Additionally, it features a garden, private pool, and mooring.

On the first floor, you will find a master bedroom with an en-suite bathroom and dressing room, two double bedrooms, and a full bathroom. The second floor offers another large en-

**895.000 €**



184 m2



459 m2



Yes



Yes



Yes



5



3



1



Pendi

suite bedroom with a dressing room and access to a solarium terrace, which could be considered as two more bedrooms with a bathroom.

The materials used in the renovation are of high quality. The property is equipped with reversible air conditioning, a large capacity water heater, aluminum frames with double glazing and thermal break, ensuring excellent insulation and energy efficiency. It also includes an alarm system, a spacious garage with easy access and storage room, outdoor parking on private land, an electric gate, security bars, and fly screens, among many other features.

The excellent southeast orientation ensures sun and natural light throughout the day. The mooring, measuring 6x8m, can accommodate larger boats if desired. For more information, please do not hesitate to contact us. We have floor plans and a virtual tour available.

<b>Transaction:</b>	Sale	<b>Category:</b>	House with mooring
<b>Municipality:</b>	Empuriabrava	<b>Parking:</b>	Yes
<b>Washing machine:</b>	Yes	<b>Terrace:</b>	Yes
<b>Air conditioning:</b>	Yes		











