



Modern renovated house for sale in Empuriabrava.

Modern house for sale in Empuriabrava, enjoy your own mooring! A unique opportunity you won't want to miss.

This beautiful villa is located in one of the most exclusive and sought-after areas of Empuriabrava, in a quiet, private environment with direct access to the wide canal.

Upon entering the property, an elegant entrance hall greets us and immediately offers a pleasant view of the pool. From there, we access a first bedroom with an en-suite bathroom, ideal for guests or as an independent suite.

The daytime area stands out with a spacious and bright L-shaped living-dining room, with large openings to the outside that connect directly to a magnificent terrace equipped with a bioclimatic pergola. This outdoor space, next to the pool, invites you to enjoy the Mediterranean climate year-round. The villa also has a large fully equipped kitchen with a

1.399.000 €



185 m2



500 m2



Yes



Yes



6



3



1



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dining area, practical and functional for everyday use.

The nighttime area features a bedroom with direct access to the terrace, accompanied by a full bathroom and a separate WC. Additionally, the home has two bright bedrooms, an office that can be converted into an additional bedroom or workspace, a shared bathroom with a bathtub, and a separate laundry room.

Outside, the property has a pleasant garden with great charm and privacy, perfect for relaxing and enjoying moments outdoors. It is also possible to park a vehicle inside the courtyard, on the street side.

One of the major attractions of this villa is its private mooring of 12.50 meters, located in a wide canal, ideal for boating enthusiasts.

Among its extras are: electric gate, reversible air conditioning, double glazing, pool, terrace with bioclimatic pergola, private garden, laundry room, and 12.50 m mooring.

A villa with character, comfort, and a privileged location in Empuriabrava, perfect as a primary residence or for enjoying a vacation by the canal.

The price does not include taxes or fees (VAT, AJD, notary, registration). The information and surfaces are indicative.

Transaction:	Sale	Category:	House with mooring
Situation:	Empuriabrava	Parking:	Yes
Central heating:	Yes	Air conditioning:	Yes
Furnished:	Yes		





