



## House for sale with a large plot and mooring for sale in Empuriabrava.

House with mooring and large plot for sale by the canal in Empuriabrava. The home of your dreams is just a step away from you!

This property represents an excellent opportunity for those looking to develop a spectacular housing project in a privileged location. Thanks to its plot dimensions, it also offers the possibility of building a second home, making it a very interesting option for both private use and investment.

The house is located just 10 minutes from the seafront and has a built area of 180 m<sup>2</sup> on a large plot of 1,079 m<sup>2</sup>.

The main house is distributed into three double bedrooms, all equipped with air conditioning, a bathroom with a shower, another bathroom with a bathtub, an independent kitchen, and a

**1.380.000 €**



222 m2



1.079 m2



Yes



Yes



3



3



E - D

very bright living-dining room with direct access to the terrace and pool area.

Additionally, the property includes an independent annex consisting of a suite-type room with its own bathroom, also equipped with air conditioning. This space is ideal for receiving guests, accommodating family, or creating an additional private area.

Outside, the property offers a large landscaped area, perfect for enjoying the outdoors, relaxing by the pool, or designing a new landscaping project. It also has a garage and ample outdoor spaces.

A property with great potential, ideal for renovation, expansion, or transforming into an exceptional residence near the sea.

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

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





