



Large villa with a 19m mooring in a wide canal for sale in Empuriabrava.

Spacious villa for sale in Empuriabrava, featuring a 19m mooring on a wide canal. Unique opportunity to invest in a waterfront lifestyle. Don't miss this exclusive offer!

Exceptional villa of 260 m² built, distributed on a single floor and located in a privileged location by the banks of a wide canal, close to all amenities. A unique property that combines comfort, spaciousness, privacy, and an ideal environment to enjoy the Mediterranean lifestyle.

Upon entering the villa, we find a spacious south-facing terrace, a pleasant pool area, and a garage. The main residence offers a comfortable and functional layout, with three ample bedrooms, including a magnificent master suite, as well as two full bathrooms and a service area for guests.

1.280.000 €



261 m²



700 m²



Yes



Yes



4



3



G - F

The daylight area stands out for its brightness and spaciousness. The living-dining room, generously sized, offers a cozy and elegant atmosphere, perfect for both daily living and entertaining family and friends. The fully equipped kitchen combines practicality and comfort, harmoniously integrating with the rest of the home.

The villa also features a charming winter garden, ideal for enjoying an additional space year-round, as well as several terraces that allow you to make the most of every moment of the day. At the back of the property, a beautiful garden provides direct access to the canal and its private 19-meter mooring, perfect for boating enthusiasts.

Additionally, the property includes an independent studio equipped with its own bathroom and a spacious south-facing terrace, making it an ideal space for hosting guests, creating a private work area, or having an additional room with complete independence.

Notable features include central heating, double-glazed windows, garage, pool, winter garden, several terraces, independent studio, and a private 19-meter mooring.

The property is sold fully furnished and has a tourist rental license, making it an excellent opportunity as a primary or secondary residence, as well as an investment with high potential returns.

A spacious, elegant villa perfectly located, designed to enjoy the canal, sun, and tranquility in a privileged environment.

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

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





