



## Beautiful modern style renovated house for sale in Empuriabrava.

Ground-floor house in Empuriabrava, featuring two berths of 22 and 17 meters. Includes a pool and is ready to become your ideal retreat. Don't miss out on this opportunity!

Discover this fantastic ground-floor house in Empuriabrava, an ideal property for those who wish to enjoy the authentic Mediterranean lifestyle by the canal, with comfort, privacy, and direct access to the water.

With 150 m<sup>2</sup> built, this corner home stands out for its excellent layout, spacious and bright areas, and a privileged location with beautiful open views of the canal. Its orientation and corner position provide a pleasant feeling of spaciousness, natural light, and a perfect environment for relaxation all year round.

**1.250.000 €**



150 m2



487 m2



Yes



3



1



Pending

The house features a cozy and bright living-dining room with an open kitchen, creating a modern, practical, and functional atmosphere. This space becomes the heart of the home, perfect for family gatherings, hosting guests, or sharing special moments with friends. The integrated kitchen encourages connection between the rooms and offers a current and comfortable style for everyday life.

The night area includes 3 bedrooms, ideal as sleeping quarters, an office, or a guest room, along with 1 full bathroom and 1 guest toilet. Everything is designed to provide comfort and functionality for both a primary residence or a second home by the sea.

Outside, the property offers a very spacious covered porch, perfect for creating an outdoor dining area, chill-out space, or a shaded relaxation area. Next to it, there is a magnificent private pool, surrounded by sunbathing areas to enjoy the pleasant climate of the Costa Brava. It is an ideal space for outdoor living, organizing meals, relaxing, or simply enjoying the views of the canal.

One of the main attractions of this property is its two private moorings of 22 meters and 17 meters, an exceptional feature for boating enthusiasts and for those with large vessels. Its direct access to the canal makes this house a perfect option to fully enjoy the nautical life in Empuriabrava.

The home also includes a garage for one car and a practical storage room, providing additional storage space and greater convenience.

A unique property due to its corner location, open water views, two private moorings, and ground-floor layout. An excellent opportunity to live or invest in one of the most exclusive and sought-after areas of Empuriabrava.

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





