



## Charming canal house with pool and modern style for sale in Empuriabrava.

Discover your new home in Empuriabrava: a modern house with 4 bedrooms, 4 bathrooms, and a stylish heated pool. Make this space your ideal retreat and enjoy the comfort you deserve!

Modern and exclusive home where luxury, comfort, and spaciousness combine perfectly. This magnificent single-story residence has been designed to offer a sophisticated, functional, and comfortable lifestyle, with elegant spaces intended for enjoying both the interior and exterior throughout the year.

The property features four spacious bedrooms and four designer bathrooms, two of which are en-suite, providing privacy and comfort for both family and guests. Each room has been conceived with careful attention to detail, creating bright, cozy environments of high quality.

**1.185.000 €**



218 m2



455 m2



Yes



Yes



4



4



E - E

The main area of the home stands out with its impressive living-dining room with an open kitchen, a spacious, modern area filled with natural light. Its open layout fosters connectivity and creates an elegant, contemporary atmosphere, ideal for daily living and entertaining guests in a distinguished setting.

The house showcases high-end finishes and an immaculate interior that meets the demands of modern living. Thanks to the solar panels installed on the roof, the heated pool is efficiently powered, allowing enjoyment of an exceptional outdoor space at any time of the year.

Outside, the property invites relaxation and absolute well-being. The spacious heated pool measuring 9 x 3.5 meters, with a heating and cooling system, becomes the perfect place to unwind under the Mediterranean sun. The landscaped garden adds beauty, privacy, and harmony, creating a true private oasis. Additionally, the hammam offers an exclusive relaxation space, perfect for enjoying moments of calm and disconnection without leaving home.

The residence also includes a wide access and entrance to the garage, providing convenience and ample parking space. For sea and sailing enthusiasts, it features a private mooring for a vessel of up to 11 meters, an exceptional advantage for exploring the beautiful coves and corners of the Gulf of Roses directly from home.

This property brings together all the elements to enjoy a luxurious life in one of the most privileged areas of the Costa Brava: modern design, comfort, energy efficiency, privacy, well-being, and a unique connection to the maritime environment.

Extras: hammam, heated pool with heating and cooling, landscaped garden, photovoltaic solar panels, high-end reversible climate control, electric portal, automatic blinds, wine cellar, professional ice bucket, alarm, and exterior intercom.

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





