



Modern-style canal villa with mooring for sale in Empuriabrava

Modern villa next to the canal, with private mooring, for sale in Empuriabrava. An ideal opportunity to enjoy boating and the exclusive lifestyle of the marina.

This wonderful house, renovated in an elegant modern style, is located in a privileged position on one of the canals of Empuriabrava. Its contemporary design, spacious and bright interiors, and excellent outdoor area make it an ideal property both as a permanent residence and for enjoying holidays by the sea.

On the ground floor, the property offers a large and bright living-dining room with a fully equipped open-plan kitchen. The kitchen has everything needed for everyday life and also features two ovens and two fridge-freezers, providing great convenience and functionality. On this same floor there are two en-suite bedrooms, both with private bathrooms, as well as an

1.150.000 €



180 m2



500 m2



Yes



Yes



4



4



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additional room currently used as a study or office, perfect for working from home or as a versatile space.

The upper floor offers two additional en-suite bedrooms, each with its own private bathroom. From this level, there is access to a pleasant terrace with canal views, a perfect space to relax and enjoy the exclusive surroundings of Empuriabrava.

The house is equipped with a private garage for one car, electric exterior gate, air conditioning, electric heating, ceiling fans, electric shutters, automatic irrigation system, and exterior lighting, ensuring comfort and practicality throughout the year.

Outside, the property features a spacious garden with a private swimming pool and garden furniture, ideal for sunbathing, relaxing, or spending time with family and friends. It also includes a private 12.5-meter mooring on a wide canal, a particularly attractive feature for boating enthusiasts.

A modern, bright, and very complete property, located in one of the most sought-after areas of Empuriabrava, with all the comforts to fully enjoy the Mediterranean lifestyle by the canal.

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





