



Wide canal house for sale in Empuriabrava

Elegant villa for sale with tourist license on Empuriabrava's wide canal, an ideal opportunity to live or invest in one of Costa Brava's most exclusive areas.

At the entrance to this magnificent property, you'll find a private parking area with space for two vehicles, as well as direct access to the garage, providing convenience and security from the very beginning. Upon entering, a welcoming foyer leads to a full bathroom and a double bedroom equipped with air conditioning, ideal for guests or those who prefer a ground-floor living space.

The main floor is remarkably spacious, bright, and has an excellent layout. It features a modern, fully equipped kitchen with a practical central island, perfect for both cooking and enjoying leisurely breakfasts with the family. Adjacent to this is the dining area, with space for a large table, and beyond, a comfortable living room furnished with comfortable sofas, a

1.090.000 €



223 m2



500 m2



Yes



Yes



4



3



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television, and air conditioning. Large windows allow for abundant natural light and offer direct access to the terrace and private pool, creating a seamless connection between the indoors and outdoors.

From this area, you can also access a practical utility room equipped with a washing machine, dryer, and outdoor shower—a highly functional space for everyday use. This floor is completed by a double bedroom with built-in wardrobes and a bathroom with a walk-in shower.

Outside, the property offers an area designed for relaxation and enjoyment. It features a covered terrace and an elegant bioclimatic pergola, creating a cozy corner ideal for a summer room where you can unwind or spend time with family and friends. In front of the house is a spectacular 8 x 4 meter private swimming pool, surrounded by a spacious sun terrace that connects directly to the 12-meter private mooring, perfect for sailing enthusiasts.

The upper floor houses the sleeping area, consisting of three double bedrooms. The master suite is particularly noteworthy, featuring an en-suite bathroom and access to a balcony overlooking the pool and canal. This floor also includes two additional double bedrooms and two bathrooms, one of which has a bathtub. All rooms have reversible air conditioning with an inverter system, ensuring comfort year-round.

This villa has all the necessary amenities to enjoy an exceptional stay in Empuriabrava, both as a regular residence and for spending an unforgettable holiday by the canal.

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





