



## Renovated villa on the canal with private mooring for sale in Empuriabrava

Exclusive renovated villa on the Empuriabrava canal, with pool and private 12-meter mooring. A unique property to enjoy the nautical lifestyle in a privileged location.

Exclusive villa situated on one of the canals of Empuriabrava, with a private 12-meter mooring, ideal for sailing enthusiasts. The property has been completely renovated with high-quality materials, combining elegance, comfort, and functionality in a tranquil setting, just steps from the beach.

The villa stands out for its modern, bright, and flowing design, conceived to maximize natural light and create a pleasant connection between the interior and exterior spaces. The main area features a modern, fully equipped American-style kitchen, integrated into a spacious and inviting living-dining room. This open space offers an ideal environment for enjoying time with

**1.050.000 €**



138 m2



498 m2



Yes



Yes



3



2



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family or entertaining guests, with direct access to the outdoors through large glass doors.

From the living room, you can access a generous terrace, where you'll find a spectacular private pool with an integrated jacuzzi, perfect for relaxing, sunbathing, and enjoying the Mediterranean climate year-round. The outdoor area has been designed to offer comfort and privacy, making it one of the most attractive spaces of the property.

The villa has three bedrooms, all designed to guarantee maximum comfort. Among them is a master suite with an ensuite bathroom, offering an intimate and functional space. The other bedrooms are ideal for family members, guests, or even as an office, depending on the owner's needs. In addition, the property has two full bathrooms and a separate powder room, providing practicality and convenience for everyday life.

Amenities include central heating, reversible air conditioning, double-glazed windows, blinds, and an alarm system, guaranteeing comfort, efficiency, and security year-round.

The property also features a spacious private parking area for two vehicles and a closed garage for one car, offering a practical and secure parking solution.

An elegant, modern villa, ready to move into, situated in a prime location in Empuriabrava, close to the beach and with direct access to the canal thanks to its private 12-meter mooring.

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





