



Excellent canal house with a 10 m mooring, ideal for enjoying boating and life by the water.

Exclusive modern canal-front villa for sale in Empuriabrava, featuring a jacuzzi and tourist license. An ideal opportunity to enjoy a unique property with great rental income potential.

Wonderful and modern villa located directly on the canal, with capacity for 8 people and a valid tourist rental license. An ideal property both for family enjoyment and as an investment, as it is currently rented with excellent returns.

The property features 4 spacious bedrooms and 4 bathrooms, three of them with a shower and one en-suite with a bathtub, offering comfort and privacy for all guests.

It has a large fully integrated open-plan kitchen, functional and well equipped, connected to a bright dining area and an elegant living room. The entire main area has direct access to the

925.000 €



163 m2



253 m2



Yes



Yes



4



4



Pending

terrace, creating a pleasant continuity between indoor and outdoor spaces.

Outside, you can enjoy a fantastic terrace with a jacuzzi and beautiful views of the marina and the canal, perfect for relaxing, unwinding, or sharing unforgettable moments outdoors.

The property also includes a private 10-meter mooring with direct access from the house, ideal for boating enthusiasts and for enjoying boat trips with ease.

It is equipped with air conditioning in all rooms and Wi-Fi connection, ensuring comfort throughout the year.

Located in a privileged setting, with magnificent views of the canal and just 10 minutes from the beach, this villa meets all the requirements for those looking for peace, comfort, and an excellent tourist investment opportunity.

Transaction:	Sale	Category:	House with mooring
Situation:	Empuriabrava	Parking:	Yes
Terrace:	10 m ²	Central heating:	Yes
Air conditioning:	Yes		





