



## Mediterranean-style canal house for sale in Empuriabrava

Charming Mediterranean villa on a wide canal, with private pool and a 12.5 m mooring in Empuriabrava. An ideal opportunity to enjoy a nautical lifestyle in a prime location.

Discover this charming Mediterranean-style house located in one of the most sought-after areas of Empuriabrava, the largest residential marina in Europe. A property that combines comfort, privacy, and the authentic canal-side lifestyle, ideal as a main residence, a second home, or an investment on the Costa Brava.

The villa offers 170 m<sup>2</sup> built on a 500 m<sup>2</sup> plot, located directly on the wide canal and featuring a fantastic private 12.5-meter mooring, perfect for boating enthusiasts and for enjoying boat trips directly from the property.

Outside, the property offers ample parking for several vehicles, a beautiful and carefully

**925.000 €**



170 m<sup>2</sup>



500 m<sup>2</sup>



Yes



3



3



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designed garden, and a pleasant pool area, created to enjoy the sun and outdoor living with maximum privacy. The exterior setting invites relaxation, family gatherings, and moments of calm facing the canal.

Upon entering the house, you are welcomed by a bright and spacious living-dining room with large windows that allow plenty of natural light and offer lovely views of the canal. This space becomes the heart of the home, creating a perfect connection between indoor and outdoor living.

The open-plan kitchen is fully equipped with high-end appliances and includes a practical breakfast bar, ideal for informal meals, family breakfasts, or gatherings with friends.

The property has three bedrooms, one of them on the ground floor, providing comfort and functionality. All the rooms are tastefully decorated, feature built-in wardrobes, and offer views of the garden or the canal. The master bedroom stands out for its direct access to a private terrace, a perfect space to enjoy peace, the sea breeze, and beautiful views of the surroundings.

The two bathrooms are modern and functional, with quality finishes and designed to provide maximum comfort in everyday life.

Among its extras, the property includes underfloor heating powered by mains gas and reversible air conditioning, ensuring a pleasant temperature throughout the year.

A Mediterranean villa with great charm, excellent canal orientation, and all the elements needed to enjoy life in Empuriabrava: privacy, pool, mooring, space, and a privileged location.

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





