



Canal-side villa with private mooring, south-facing orientation and heated pool

Villa for sale in Empuriabrava, with private mooring and heated pool. An ideal property to enjoy the nautical lifestyle in a privileged location.

House ideally located on the canal front, facing south and only 5 minutes from the sea exit. This magnificent property combines comfort, spaciousness and functionality in a privileged setting, quiet and sunny throughout the day.

The house features a private mooring of 12 x 5 m, equipped with a crane to facilitate launching a jet ski, a feature especially appealing to boating enthusiasts.

At the entrance, an automatic gate provides access to a large courtyard with space for several vehicles. The outdoor area is completed by a closed garage and a welcoming summer kitchen, perfect for enjoying meals outdoors with family and friends.

889.000 €



188 m2



500 m2



Yes



Yes



4



3



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The exterior also offers a heated swimming pool, ideal for use for much of the year, as well as a technical room with enough space to store a jet ski or other nautical equipment.

Inside, the ground floor offers a bright living area with an open-plan lounge-dining room connected to a fully equipped modern kitchen. On this same level there are two double bedrooms and a spacious bathroom, a practical and comfortable layout for hosting family or guests.

On the upper floor, the property offers an additional double bedroom, a separate bathroom and a spectacular master suite with dressing room, private bathroom and direct access to a large terrace. From this terrace there are open views and a pleasant relaxation area, perfect for unwinding in the sun or enjoying the surroundings.

This property is ideal both as a main residence and as a second home. A house designed to enjoy the Mediterranean lifestyle by the water, with all the comforts, privacy, outdoor space and quick access to the sea.

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





