



## Renovated house with mooring for sale in Empuriabrava

An exceptional property where you can enjoy the sea, boating, and the tranquility of Empuriabrava from the comfort of your own home.

Discover this magnificent property located in one of the most privileged areas of Empuriabrava, the largest residential marina in Europe. A home that combines comfort, spaciousness, and an exceptional canal-side location, ideal for those who wish to enjoy sailing and the authentic Mediterranean lifestyle.

The house includes a private 9 x 5 meter mooring, perfect for leisure boats and for easy access to the sea directly from your home. A unique opportunity for boating enthusiasts seeking comfort and exclusivity.

On the ground floor, the property offers a spacious and bright living-dining area with an open-plan kitchen, creating a welcoming and functional environment for daily living and for sharing

**470.000 €**



168 m2



112 m2



Yes



4



3



2



Pending

moments with family or friends. From this area, there is access to a pleasant enclosed terrace with beautiful views of the harbor and the canal, an ideal space to relax all year round. On this level, you will also find a guest toilet, a practical garage with storage space or utility room, and a rear patio that adds extra convenience and multiple uses.

The upper floor is dedicated to the sleeping area. It features a spacious master suite with a private bathroom and a charming balcony from which you can enjoy views of the harbor and watch the boats. In addition, the property offers three further bedrooms, ideal for family or guests, along with two full bathrooms and an independent toilet to ensure maximum comfort for all occupants.

This floor is completed by a versatile open space that can easily adapt to different needs: a home office for remote working, a playroom, a library, a private gym, or a relaxation area.

Thanks to its excellent layout, generous spaces, and privileged canal-side location, this property is ideal as a permanent residence, a second home for holidays, or a real estate investment in one of the most sought-after areas of the Costa Brava.

Highlighted features:

Private 9 x 5 meter mooring.

Privileged canal-side location.

Spacious living-dining area with open-plan kitchen.

Enclosed terrace with harbor views.

4 bedrooms.

3 full bathrooms and 2 guest toilets.

Master suite with private bathroom and balcony.

Multipurpose space adaptable to different uses.

Garage and storage area.

Rear patio.

Ideal for boating enthusiasts.

Perfect as a permanent home, second residence, or investment.

<b>Transaction:</b>	Sale	<b>Category:</b>	House with mooring
<b>Situation:</b>	Empuriabrava	<b>Parking:</b>	Yes
<b>Utility room/area:</b>	Yes	<b>Terrace:</b>	Yes





