



## Large villa with a 19 m mooring on a wide canal.

Spacious villa with a 19m mooring in a wide canal, perfect for enjoying seaside living. Don't miss out!

Exceptional villa of 260 m<sup>2</sup> on a single level, located on the banks of a wide canal and close to all amenities. The property features 3 bedrooms, 3 bathrooms, an independent study, and a garage.

Upon entering, you access a spacious south-facing terrace with a pool and garage. The home includes three large bedrooms, highlighting a master suite, as well as two full bathrooms and a service area for guests. The spacious living room and fully equipped kitchen offer a functional and cozy environment.

The villa also has a winter garden and several terraces. At the back, a beautiful garden provides direct access to your private mooring of 19 m on the canal. Additionally, the independent study is equipped with its own bathroom and a large south-facing terrace.

Preis: **1.280.000 €**

With central heating and double-glazed windows, this property is sold fully furnished and has a tourist rental license, making it an excellent investment opportunity.

|                   |                                   |             |                           |
|-------------------|-----------------------------------|-------------|---------------------------|
| Transaktion:      | Verkauf                           | Typ:        | Haus mit Liegeplatz       |
| Gemeinde:         | Freser, Empuriabrava, Alt Empordà | Wohnfläche: | 261 m <sup>2</sup>        |
| Bewohnb. Zeugnis: |                                   | Zustand:    | Guter Zustand             |
| Schlafzimmer:     | 4                                 | Badezimmer: | 3 badezimmer , 1 toilette |
| Parking:          | Ja                                | Garage:     | Ja                        |
| Stadtgas:         | Ja                                | Terrasse:   | Ja                        |
| Anlegesteg:       | Ja                                | Schwimmbad: | Ja                        |
| Heizung:          | Ja                                | AA/CC:      | Ja                        |
| Grundstück:       | 700 m <sup>2</sup>                | Möbliert:   | Ja                        |