



## **Villa with 25m of mooring on sale in Empuriabrava.**

Exceptional villa on a wide canal, on a plot of 1080m<sup>2</sup>, with a 25m mooring, 4 bedrooms, swimming pool, Empuriabrava

Incredible villa with a 25m mooring on a 1080m<sup>2</sup> southeast-facing plot!

On the ground floor, you will find a spacious living room with a reading corner, a fully equipped kitchen, 2 bathrooms, an entrance hall, and 2 double bedrooms. On the first floor, there are 2 more double bedrooms with views of the canal and a bathroom.

Enjoy a swimming pool, a huge terrace, and a beautiful Mediterranean garden. Additionally, the property features a garage, diesel heating, air conditioning, double-glazed windows, and a barbecue.

Don't miss the opportunity to live in this paradise! Contact us for more information.

**Price: 1.690.000 €**

|                  |                      |                    |                         |
|------------------|----------------------|--------------------|-------------------------|
| Transaction:     | Sale                 | Category:          | House with mooring      |
| Situation:       | Alt Empordà          | Surface area:      | 301 m <sup>2</sup>      |
| Rooms:           | 4                    | Bathrooms:         | 3 bathrooms , 3 toilets |
| Parking:         | Yes                  | Garage:            | 25 m <sup>2</sup>       |
| Washing machine: | Yes                  | Utility room/area: | Yes                     |
| Terrace:         | Yes                  | Garden:            | Yes                     |
| Mooring:         | Yes                  | Swimming pool:     | Yes                     |
| Central heating: | Yes                  | Air conditioning:  | Yes                     |
| Plot:            | 1.079 m <sup>2</sup> | Balcony:           | Yes                     |
| Furnished:       | Yes                  |                    |                         |