



## Beautiful House with Mooring for Sale in Empuriabrava

### EXCLUSIVITY

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Discover this delightful house located in Empuriabrava, featuring a private 9 x 5m mooring, ideal for sailing enthusiasts.

On the ground floor, the property offers a spacious living room with dining area and open-plan kitchen, a closed terrace overlooking the port, a guest toilet, as well as a garage / storage space and a back patio.

Upstairs, you will find a master suite with private bathroom and a small balcony with port views, three additional bedrooms, two bathrooms, a separate toilet, and a versatile open space that can be adapted to your needs (office, playroom, reading corner...).

A functional and comfortable property, perfect to fully enjoy the unique lifestyle

Price: **470.000 €**

that Empuriabrava has to offer.

Transaction:	Sale	Category:	House with mooring
Situation:	SC PORT ALEGRE, Empuriabrava, Alt Empordà	Built area:	168 m <sup>2</sup>
Occup. cert.:		Condition:	
Rooms:	4	Bathrooms:	3 bathrooms , 2 toilets
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Mooring:	Yes
Plot:	112 m <sup>2</sup>	Balcony:	Yes