



## 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.

Price: **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.

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	261 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms , 1 toilet
Parking:	Yes	Garage:	Yes
Mains gas:	Yes	Terrace:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Land:	700 m <sup>2</sup>	Furnished:	Yes