



## House for sale in Empuriabrava in a big channel with HUTG

Modern south-facing villa on the wide canal

Modern south-facing house, located on the wide canal of Empuriabrava, in one of the most exclusive and highly valued areas of the marina. The property enjoys excellent orientation, allowing it to make the most of natural light throughout the day and offering pleasant, bright spaces in every room. It features 4 bedrooms and 3 bathrooms, distributed in a functional way to provide comfort both for everyday living and holiday stays. Its spacious interior areas are designed to combine comfort, privacy, and practical living in a privileged setting. Located by the canal, this property brings together contemporary design, a prime location, and an excellent quality of life. In addition, it holds a tourist license, making it a very attractive option both for private use and as an investment. An ideal house for those looking for a modern home, well located, and with all the advantages of enjoying the Mediterranean lifestyle in Empuriabrava.

Price: **1.495.000 €**

Transaction:	Sale	Category:	House with mooring
Situation:	EBRE, Empuriabrava, Alt Empordà	Built area:	205 m <sup>2</sup>
Useful area:	180 m <sup>2</sup>	Occup. cert.:	
Condition:	Perfect condition	Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Garage:	Yes	Terrace:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Plot:	540 m <sup>2</sup>	Furnished:	Yes