ref. HS V1168



Spectacular villa on the large canal with 5 bedrooms en suite

Newly built modern villa with a mooring of 22.5m. South facing

Single-family house located in the heart of Empuriabrava. Mediterranean style, it is located on a large plot of 1070 m2 on the Llobregat canal. Its constructed area is 329.29 m2 and it has 5 double bedrooms, all suites, a magnificent living room with a beautiful central fireplace and a cozy dining room with a large open American kitchen. South orientation

In addition, the house has a parking, laundry room and several dressing rooms. The house has got floor radiation heating, aerothermal system and central air conditioning. The garden is arranged on two different levels: the highest one opens directly to the living room and the kitchen. The lower terrace is the pool and a chill out area with kitchen and outdoor bar.

The windows are all made of aluminum with thermal break

Price: **2.995.000 €**

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The garden is practically tiled in its entirety and has a covered pergola area. The house offers privacy to the canal and neighboring houses. It has also has a superior room with a private solarium overlooking the canal.

Transaction:	Sale	Category:	House with mooring
Work category:	New construction	Situation:	llobregat, Empuriabrava, Alt Empordà
Built area:	330 m^2	Condition:	
Rooms:	5	Bathrooms:	5 bathrooms , 1 toilet
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	1.070 m^2
Balcony:	Yes	Furnished:	Yes
Mooring:	22,5		