



## Two magnificent houses for sale on a plot of 900M2 with 20 meters of mooring

Located in an exclusive area on the main canal and close to the services sector.

Great opportunity to purchase a 900 m2 plot in a central area next to supermarkets and restaurants, with two large houses that are divided into 4 independent apartments, two per house with their kitchens, bedrooms, bathrooms, etc. A large garden area and a 20M mooring allow you to leave the house with your own boat and explore the magnificent canals of Empuriabrava. At the entrance to the interior there is a parking area for cars and motorcycles, a covered part and next to the first house we find a large interior patio with a pool of 4x8 m2 with sheets that protect it from the wind, leaves and It delights the whole family, and allows you to enjoy meals, barbecues, etc. as well as a common area that gives access to both houses.

In the first house at the entrance, we find in the lower apartment an open kitchen with a breakfast bar that, together with a spacious and bright living room and a wood-burning fireplace, make it comfortable and cosy. A full bathroom with a

**Price: 995.000 €**

Jacuzzi and another with a shower, as well as a large room with fitted wardrobes and another for a washer-dryer and cabinets, make it a necessary use room next to another office room, etc. complete the first apartment. By an internal staircase or by another independent external one, as we prefer, we go up to the apartment in the upper part of this same house with another large living room like the one in the lower part with an open kitchen and at the end of the corridor there is a room with air conditioning and a bathroom with shower give access to a small balcony over the interior patio and the pool.

Crossing the area that connects the two houses we enter the apartment of the second house and find another American kitchen / living room with a wood fire that has views over the garden area and views of the canal. A room with a dressing area and another normal room together with a bathroom with a shower complete this apartment. Likewise, on the side there is a closed garage that allows you to store all kinds of belongings.

And before accessing the apartment on the upper floor and next to the stairs that go up to a covered terrace with a built-in bench and views of the canal and the pool area, we find a courtesy bathroom with a shower. Entering the last apartment that is located in the tower of the house, there are two rooms and next to them we find an open kitchen with a door that leads to the bathroom with shower.

Comment that this property has great potential due to its characteristics as it offers different possibilities both to share with the different members of a large family, parents, children, siblings, etc. as well as dedicate it to tourist rentals.

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	325 m <sup>2</sup>
Rooms:	6	Bathrooms:	5 bathrooms
Parking:	Yes	Garage:	Yes
Terrace:	Yes	Mooring:	Yes
Swimming pool:	Yes	Land:	900 m <sup>2</sup>
Furnished:	Yes	Mooring:	20m