



## **Spectacular villa with 21 meters of mooring with independent apartment**

**In Santa Margarida, just 1800 meters from the beach, with a private garage and swimming pool.**

Magnificent villa located in the exclusive canals of Santa Margarida. The villa has a large mooring of 21m x 6m suitable for a large boat and a jet ski. It is located in a quiet area but at the same time close to services, only 1800 meters from the beach. In addition, it has a separate apartment! On one side, the apartment has a spacious bedroom, a bathroom with a shower, and a large living-dining room with an open kitchen and access to a large terrace of 24m<sup>2</sup> with an incredible view of the canal. On the other side, the villa is built on two floors. On the ground floor, upon entering, we find a spacious and bright living-dining room with a fireplace that connects to the open kitchen, fully equipped, and a magnificent double bedroom with built-in wardrobes. Additionally, this floor has another bathroom and a laundry room. On the upper floor, we find another large bathroom with a shower that connects to a bedroom with built-in wardrobes and a closed balcony with magnificent views of the canal and the boats. On this floor, there is also a suite-

**Price: 850.000 €**

type room with a bathroom. In the gardens of the house, we find a large solarium terrace, a swimming pool, and a summer kitchen, perfect for enjoying with family or friends. Extras: central heating with diesel, private garage for two cars.

|                  |                    |                  |                    |
|------------------|--------------------|------------------|--------------------|
| Transaction:     | Sale               | Category:        | House with mooring |
| Situation:       | Alt Empordà        | Surface area:    | 298 m <sup>2</sup> |
| Rooms:           | 4                  | Bathrooms:       | 4 bathrooms        |
| Parking:         | Yes                | Garage:          | 56 m <sup>2</sup>  |
| Washing machine: | Yes                | Terrace:         | 24 m <sup>2</sup>  |
| Garden:          | Yes                | Mooring:         | Yes                |
| Swimming pool:   | Yes                | Central heating: | Yes                |
| Plot:            | 687 m <sup>2</sup> | Balcony:         | Yes                |
| Furnished:       | Yes                |                  |                    |