



## **New promotion on the canal with 4 bedrooms**

Spectacular designer house with swimming pool, solarium terrace, and landscaped areas on a wide canal.

This beautiful modern villa will be built on one of the wide canals in Empuriabrava. This villa is located on a plot of 493 m<sup>2</sup> and has a private mooring of 12 meters. The layout of this villa is as follows:

On the ground floor you have a spacious entrance with stairs leading up the first floor. To the left of the entrance is the spacious garage and to the right is a bedroom with a private bathroom. The entrance also has a guest toilet. The open kitchen with the bright living/dining room spans the entire width of the house. There is also a separate laundry room in the garage

ON the first floor there are 3 bedrooms, 1 of which is en-suite.

The terrace on the canal side will be partly tiled and partly with planters and green areas.

Of course, this beautiful villa is equipped with many extras such as underfloor

**Price: 1.120.000 €**

heating, central air conditioning, and much more!

Are you looking for a ready-to-move-in house? Please contact us quickly

Note: The final finished project may differ slightly from the renders.

Transaction:	Sale	Category:	House with mooring
Work category:	New construction	Situation:	Francoli, Empuriabrava, Alt Empordà
Built area:	221 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	3 bathrooms , 1 toilet	Parking:	Yes
Garage:	Yes	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	493 m <sup>2</sup>
Mooring:	12		