ref. OA V1264



Beautiful house on the canal for sale with the typical architecture of Empuriabrava

Private port, mooring and a fantastic swimming pool

Discover your new home in this beautiful independent villa with traditional Mediterranean architecture! Located in an exclusive residential area, this property offers you a unique lifestyle with all the comforts you have always dreamed of. The house features an impressive tower that adds character and elegance to the design.

Upon entering, you will be welcomed by a rustic, bright, and functional interior. The large windows allow natural light to flood every corner, offering spectacular views of the canal and the private pool. The living area with its beautiful fireplace is perfect for relaxation, while the equipped kitchen and dining room provide an ideal space to share unforgettable moments with family and friends.

On the upper floor, the tower houses a double room, ideal for guests or as a home office. In addition, this floor has a second double room with a terrace and views of

Price: **695.000 €**

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the canal, as well as a full bathroom with a bathtub for your convenience.

The exterior of the property is a true oasis. Enjoy the pool with sun terrace and a majestic palm tree that adds a tropical touch. The private dock is perfect for boating enthusiasts, allowing direct access to your boat or Jet Ski. You also have parking for two vehicles and additional garage space for bicycles, scooters, or storage.

Don't miss this opportunity! Schedule a visit with our team and discover everything that this wonderful property has to offer you. We look forward to seeing you!

Transaction:	Sale	Category:	House with mooring
Situation:	Falconera, Empuriabrava, Alt Empordà	Built area:	208 m^2
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Garage:	Yes	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Plot:	467 m^2
Balcony:	Yes	Furnished:	Yes
Mooring:	12		