



## Charming house for sale, located on Lake St. Maurici in Empuriabrava.

The property features four cozy bedrooms, two full bathrooms, swimming pool, garage, and mooring.

This elegant house canal with pool and mooring has a privileged location, the Sant Maurici Lake, a beautiful and quiet area of the Empuriabrava marina. On the main floor there is a fully equipped open kitchen, followed by a living area with fireplace and dining room with a table for 6 people that have access to a beautiful sun terrace with sun loungers and deck chairs around the pool with views of the canal, perfect for relaxing and enjoying a sunny day. From the terrace, a small fence gives access to the 8-meter mooring. On the upper floor, there is a first bedroom or office, a bathroom with shower, a second bedroom with double bed, wardrobe, and air conditioning, both facing a terrace with views of the canal. The master suite also with views of the lake and dressing area, a double bedroom with wall closets, and finally another bathroom with shower.

Extras: Garage, private outdoor parking, air conditioning, and pool.

Price: **580.000 €**

Transaction:	Sale	Category:	House with mooring
Situation:	Sant Maurici, Empuriabrava, Alt Empordà	Built area:	178 m <sup>2</sup>
Occup. cert.:	CHG00572022001	Condition:	
Rooms:	4	Bathrooms:	2 bathrooms , 1 toilet
Parking:	Yes	Garage:	Yes
Terrace:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	162 m <sup>2</sup>
Balcony:	Yes	Furnished:	Yes
Mooring:	8x3		