



## **Exclusive House in Empuriabrava: Luxury and Comfort on the First Line of the Canal.**

Enjoy this renovated residence with pool, private mooring, just a few steps from the center and the beach.

Discover this charming residence located on a privileged 437 m<sup>2</sup> plot in Empuriabrava, just a few steps from the center and the beach. With direct access to a narrow canal, the house offers an unparalleled lifestyle.

Outdoors, a completely renovated pool awaits you in 2022, with generous dimensions of 9.5 x 4.5 meters, ideal for enjoying refreshing swims. In addition, the pre-installation for solar heating will allow you to extend its use throughout the year. The 12.5 meter mooring, made of tropical wood, adds a touch of luxury for sailing enthusiasts.

The ground floor of the house welcomes you with an entrance hall that opens to a spacious living room, where natural light floods every corner. The elegant concrete and tile staircase leads to the upper floor, where you will find three comfortable

**Price: 695.000 €**

bedrooms and two full bathrooms. On the ground floor, you can also enjoy a modern kitchen, a cozy dining room, a spacious bedroom, and an additional bathroom.

The 18 m<sup>2</sup> garage offers enough space for your vehicle and more. Additionally, the house has been completely repainted in 2022, enhancing its freshness and modernity.

Among the extras are the new gas oil heating, with radiators throughout the ground floor and in the first-floor tower, air conditioning in all rooms to maintain the ideal temperature in any season, and aluminum windows with double glazing that ensure maximum energy efficiency and sound insulation.

The exterior is also full of amenities, with a practical 8 m<sup>2</sup> storage space, perfect for bicycles and maintenance equipment such as the pool pump and heating system. Security is a priority, with an anti-theft main door, an integrated alarm system, intercom, and an automatic irrigation system that keeps the garden always green and well cared for.

This house is not just a home, but a unique opportunity to live in one of the most coveted destinations on the Costa Brava, combining comfort, luxury, and an exceptional location. Don't miss this opportunity to make it yours!

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	226 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms , 3 toilets
Parking:	Yes	Garage:	Surface area
Utility room/area:	Surface area	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Land:	437 m <sup>2</sup>
Mooring:	12.5 m		