



### **Apartment with 8x4 mooring, garage, and parking.**

The price also includes a boat with a 30HP engine.

Discover this charming 60 m<sup>2</sup> apartment, located on the ground floor, ideal for enjoying a unique experience next to the canal. The property features 2 double bedrooms, one of them with stunning views of the canal, providing an unparalleled sense of calm and brightness.

The home offers a modern design with an open kitchen that seamlessly connects to the living-dining room, a cozy and functional space where you can relax while enjoying the views.

Furthermore, you will have the convenience of an included outdoor parking space and an elevator directly connecting to a private garage. The true luxury is the private berth, with a boat ready to sail, allowing you to go out and enjoy the sea at any time.

Ready to move in, perfect for sailing enthusiasts. Don't miss this opportunity!

**Price: 248.000 €**

Transaction: Sale  
Municipality: Alt Empordà  
Rooms: 2  
Parking: Yes  
Mooring: Yes  
AA/CC: Yes  
Furnished: Yes

Category: Flat / apartment  
Surface area: 60 m<sup>2</sup>  
Bathrooms: 1 bathroom  
Garage: Yes  
Central heating: Yes  
Lift: Yes