



## House on a wide canal, in one of the best areas of Empuriabrava.

Modern property equipped with home automation.

This fantastic modern house is located in one of the best areas of Empuriabrava, on the wide canal facing south.

At the entrance of the house, there is a parking area and an electric gate. The entrance hall has a staircase connecting to the upper floor.

On the ground floor, we will find a fully equipped modern kitchen with a central island that opens to the spacious and bright living-dining room, with access to the exterior, a bathroom, a single bedroom, a double bedroom, and a suite with a shower.

The property offers a pleasant outdoor area, where we find a porch with a magnificent summer kitchen, a living area with outdoor furniture, a robust dining table, a fantastic designer pool, and an 11-meter long mooring. There is also a side

Price: **770.000 €**

access with a technical room for the machinery.

On the upper floor, we will find a fantastic suite with a covered terrace and views of the Ebre canal, a bathroom with a shower, a single bedroom, a double bedroom, and another suite with a shower.

Extras: Home automation, electric blinds and curtains, air conditioning, double glazing, hot water through aerothermal energy.

Transaction:	Sale	Category:	House with mooring
Situation:	Ebre, Empuriabrava, Alt Empordà	Built area:	256 m <sup>2</sup>
Occup. cert.:		Condition:	
Rooms:	7	Bathrooms:	5 bathrooms
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Terrace:	Yes
Mooring:	Yes	Swimming pool:	Yes
AA/CC:	Yes	Plot:	451 m <sup>2</sup>
Furnished:	Yes		