ref. HS V1306



Wonderful canal house with a heated pool and summer kitchen.

South orientation and with a mooring of 12.5 meters.

Ideally situated by the canal and oriented to the south, this magnificent property combines comfort, space, and functionality in a privileged environment just 5 minutes from the sea.

It features a private mooring of 12x5 m, with a crane to launch a jetski, ideal for boating enthusiasts, and benefits from a quiet and sunny location throughout the day.

Upon entrance, an automatic gate provides access to a spacious yard with room for several vehicles. The exterior is completed with a closed garage and a cozy summer kitchen, perfect for enjoying outdoor meals.

The pool is heated and has a technical room with enough space to store a jet ski.

Price: **849.000 €**

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Inside, the ground floor offers a bright living area with a dining room open to a fully equipped modern kitchen. This level also includes two double bedrooms and a spacious bathroom, ideal for accommodating family or guests.

On the upper floor, there is an additional double bedroom, an independent bathroom, and a spectacular master suite with a dressing room, private bathroom, and direct access to a large terrace with open views and a pleasant resting area.

This property is ideal as both a primary residence and a second home, combining the charm of waterfront living with all the comforts at hand.

Transaction:	Sale	Category:	House with mooring
Situation:	Norfeu, Empuriabrava, Alt Empordà	Built area:	188 m^2
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Garage:	Yes	Utility room/area:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	500 m^2	Balcony:	Yes
Furnished:	Yes	Mooring:	12x5