



## **Exclusive modern house on a wide canal in Empuriabrava.**

**Segre area, south-facing, with a saltwater pool and 12-meter mooring.**

Exclusive modern villa renovated in 2024 on wide canal – Empuriabrava

This beautiful house, fully renovated in 2024 with high-quality finishes, is located in one of the most sought-after areas of Empuriabrava. It enjoys an excellent southeast orientation, ensuring natural light throughout the day.

On the ground floor, we find an elegant open kitchen leading to the living-dining room, with direct access to a spacious private garden and a magnificent 7 x 2.5 meter saltwater pool. The property also features a private mooring of 12 meters on a wide canal, ideal for boating enthusiasts. On this same floor, there are two double bedrooms, both with en-suite bathrooms, as well as a guest toilet.

The upper floor hosts two additional bedrooms, also en-suite, a large storage room, and a versatile space ideal for an office or study, with the possibility of

**Price: 1.495.000 €**

creating a fifth bedroom.

Extras and amenities: home automation system, oil heating via radiators, reversible air conditioning, excellent thermal insulation, aluminum windows with double glazing, and electric shutters. The property includes a closed garage for one vehicle, parking space for two more cars, and a charger for an electric vehicle.

An exclusive and modern villa on a wide canal, perfect as a primary residence or luxury second home.

Transaction:	Sale	Category:	House with mooring
Municipality:	Alt Empordà	Surface area:	240 m <sup>2</sup>
Rooms:	4	Bathrooms:	5 bathrooms , 1 toilet
Parking:	Yes	Garage:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Land:	540 m <sup>2</sup>
Furnished:	Yes		