



## Charming fisherman's house with private mooring of 10x4,5 in Empuriabrava.

With garage, solarium terrace, and 2 bedrooms.

Charming fisherman's house with private mooring in Empuriabrava

Discover a unique home that combines Mediterranean charm with all modern comforts, located in one of the best areas of Empuriabrava. Ideal for lovers of the sea and sailing, this house offers a private mooring of 10 x 4,5 m, perfect for large vessels, right in front of your terrace.

With 55 m<sup>2</sup> distributed over two floors, you will find a bright living-dining room with an open kitchen, a toilet, and direct access to the dock on the ground floor. On the upper floor, two double bedrooms with built-in wardrobes await you, one of which has a covered terrace, and a full bathroom.

Additionally, there is a closed garage of 15 m<sup>2</sup> with an automatic door, air conditioning, and a practical storage room to keep everything you need for your

Price: **349.000 €**

sailing days.

This property is an exceptional opportunity and a secure investment for those seeking comfort, style, and waterfront living.

Live in one of the most sought-after corners of Empuriabrava and enjoy every day the tranquility and privilege of having your own mooring.

Contact us and discover your new home by the sea in the exclusive marina of Empuriabrava.

Don't miss this opportunity! Contact now and come and discover your new home on the Costa Brava!

Transaction:	Sale	Category:	House with mooring
Situation:	Port Mistral, Empuriabrava, Alt Empordà	Built area:	55 m <sup>2</sup>
Occup. cert.:		Condition:	
Rooms:	2	Bathrooms:	1 bathroom
Parking:	Yes	Garage:	Yes
Utility room/area:	Yes	Terrace:	Yes
Central heating:	Yes	AA/CC:	Yes
Furnished:	Yes	Mooring:	10x4,5