ref. HS V1328



Exclusive house with tourist license on a wide canal with a 12.5-meter mooring.

With pool, garage, 3 bedrooms, and 2 bathrooms.

This charming house enjoys great success in tourist rental, as it meets everything our clients are looking for to spend an excellent summer vacation. It is located on one of the widest canals in Empuriabrava and stands out for its well-maintained landscaped outdoor spaces. Outside, we find an 8 × 4 meter pool, sun terrace, outdoor shower, a pleasant chill-out area, and direct access to a private mooring of 12.5 meters, all perfectly connected to the living-dining room.

One of the great advantages of this property is that it is distributed on a single floor, making it very comfortable and functional. It has a very bright and cozy living room, dining room, fully equipped kitchen with garden views, three bedrooms, two full bathrooms, and a garage.

Among the extras that the house offers are PVC windows with double glazing, alarm system, central heating with diesel, and reversible air conditioning, ensuring

Price: **745.000 €**

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comfort throughout the year.

Book your visit!

Transaction:	Sale	Category:	House with mooring
Situation:	Noguera, Empuriabrava, Alt Empordà	Built area:	162 m^2
Condition:		Rooms:	3
Bathrooms:	2 bathrooms , 1 toilet	Parking:	Yes
Garage:	18 m^2	Utility room/area:	Yes
Terrace:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	500 m^2
Furnished:	Yes	Mooring:	12,5