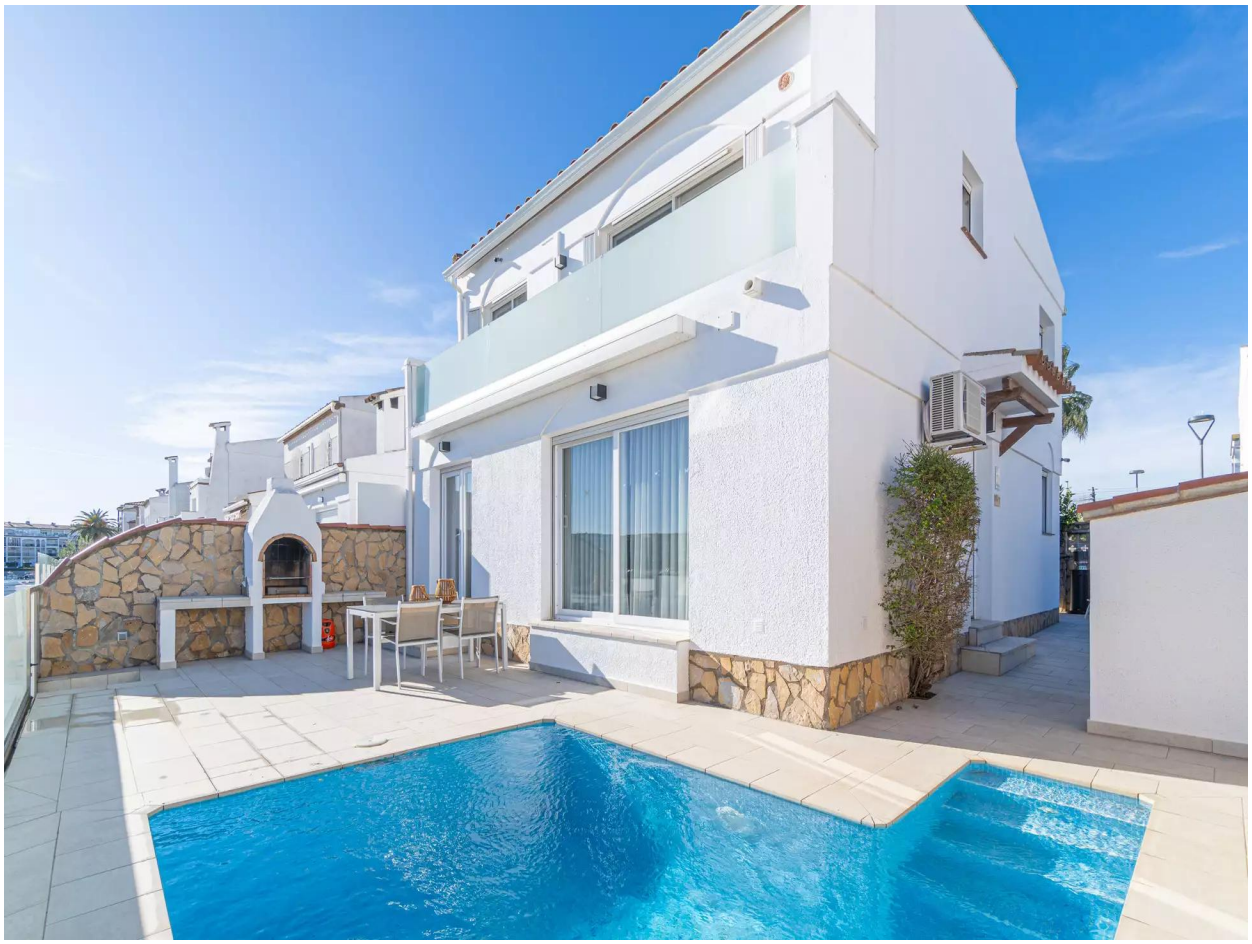
ref. HS V1330



For sale, very nice house with pool and 2 moorings at Lake St. Maurici.

With 4 bedrooms and 3 bathrooms.

Upon entering the property, we are welcomed by a spacious and elegant living-dining room, flooded with natural light, featuring a fireplace and spectacular views of Lake Sant Maurici. From this space, there is direct access to a magnificent terrace solarium, ideal for enjoying good weather, complete with a private pool and direct access to the docks, a true luxury for lovers of sailing or canal life.

On this main floor, we find an open, modern, and fully equipped kitchen, perfect for daily use as well as entertaining guests, with a separate laundry room located just behind. This floor is completed with a double bedroom, a full bathroom with a bathtub, and a practical storage room.

An elegant marble staircase leads us to the upper floor, designated as the night area. Here we find a double bedroom, the master suite with a bathroom with shower, a private balcony with views of the lake, and air conditioning, as well as a

Price: **594.000 €**

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third double bedroom also with a balcony, lake views, and air conditioning. This floor is completed with a full bathroom with shower.

As an added value, the property has a commercial area very close by, providing convenience and practicality for daily life.

Notable extras: 2 private docks, a 12m² pool, air conditioning in all rooms, double-glazed windows, and a fireplace.

An ideal property for those seeking exclusivity, comfort, and a privileged location by the lake.

Transaction:	Sale	Category:	House with mooring
Situation:	Sant Maurici, Empuriabrava, Alt Empordà	Built area:	149 m^2
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	AA/CC:	Yes
Plot:	187 m^2	Furnished:	Yes
Mooring:	8		