ref. HS V1329



For sale elegant villa with tourist license on the wide Ebre canal.

With a pool, four bedrooms, and three bathrooms.

At the entrance of this magnificent property, we find a private parking space with capacity for two vehicles and direct access to the garage. Upon crossing the main door, a cozy hallway leads us to a full bathroom and a double bedroom with air conditioning.

The main floor stands out for its spacious open area, which includes a fully equipped kitchen with a practical island, perfect for enjoying pleasant family breakfasts. Next, there is the dining area with a large table, and at the back, the living room, equipped with comfortable sofas, television, and air conditioning. The large windows provide abundant natural light and give direct access to the terrace and the private pool. From this area, there is also access to a practical utility room with a washing machine, dryer, and outdoor shower. Completing this floor is a double bedroom with built-in wardrobes and a bathroom with an Italian shower.

Price: **999.000 €**

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Outside, the property features a covered terrace and an elegant bioclimatic pergola that offers a cozy corner ideal for creating a summer lounge to relax. In front of the house, there is a spectacular private pool measuring 8 x 4 meters, with a sun terrace that connects directly to the private mooring of 12 meters.

The upper floor hosts the resting area, composed of three double bedrooms. Notable is the main suite with a private full bathroom and access to a balcony with views of the pool and the canal. This floor is completed by two additional bedrooms and two bathrooms, one of which has a bathtub. All rooms are equipped with reversible air conditioning with inverter system.

The villa has all the necessary amenities to enjoy a pleasant stay in Empuriabrava, whether for vacationing or living there all year round.

Transaction:	Sale	Category:	House with mooring
Situation:	Ebre, Empuriabrava, Alt Empordà	Built area:	223 m^2
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Mooring:	Yes	Swimming pool:	Yes
AA/CC:	Yes	Plot:	500 m^2
Balcony:	Yes	Furnished:	Yes
Mooring:	12,5		