



## For sale, cozy house next to Lake Sant Maurici.

Possibility to purchase a 12x3 meter mooring, with 3 bedrooms and 2 bathrooms.

This cozy three-story home is located in a quiet and well-connected area, very close to shops and services, making it an ideal option for both a second residence and year-round living.

The house is distributed over a ground floor and two upper floors. At the entrance, there is space to comfortably park a large car.

On the ground floor, we find the entrance hall, a garage with cabinets, a storage-laundry room, a bathroom, and a bedroom with access to a pleasant south-facing terrace with privacy.

The first floor contains the main living area: a spacious kitchen and a bright living-dining room with its terrace, perfect for enjoying the sun throughout the day.

Price: **284.000 €**

On the second floor, the living area is completed with two double bedrooms and a full bathroom.

The property stands out for its great brightness, thanks to its orientation and its location in an area with all services nearby.

Extras: 2 heat pump units (cooling-heating), security doors (entrance and garage), electric garage door, alarm, fitted wardrobes, fireplace with insert.

There is the possibility to purchase a mooring separately, located in the main canal, near the exit, for €60,000. (12x3m)

Transaction:	Sale	Category:	House
Situation:	Sant Maurici, Empuriabrava, Alt Empordà	Built area:	89 m <sup>2</sup>
Occup. cert.:		Condition:	
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Central heating:	Yes
AA/CC:	Yes	Plot:	107 m <sup>2</sup>
Furnished:	Yes		