

**EV363**
**Empuriabrava**
**795000 EUR**

 184 m<sup>2</sup>

 495 m<sup>2</sup>

3

3

✓, ✓

✓

13.00 m

**EMPURIABRAVA** : Superb villa with pool and mooring. On the ground floor you will find a parking space, a garage with automatic door, a fully equipped American kitchen, a spacious and bright living room all opening onto a large covered terrace, a bedroom en suite with its bathroom. water and a library area with a view of the swimming pool. Upstairs, this house is composed of a bedroom with its bathroom and its dressing room, another bedroom and another bathroom, the two bedrooms have access to a terrace, an independent WC. Outside, there is a beautiful swimming pool, a garden with trees and a mooring of 13 x 3 meters.

**Key characteristics:**

- Private garden
- American fully equipped kitchen
- Partly furnished

**Environment:**

Beautifully located, Quiet neighbourhood, Residential zone

**View:**

Canal / River view, Terrace / Swimming pool view

**Features - General:**

## Features - Inside:

Breakfast bar, Dressing room, En suite bathroom, Fireplace insert

## Features - Outside:

Automatic gate, Double glazed windows, Fenced yard, Large balcony, Large bay windows

## Rooms:

bedrooms

3 bathrooms

2 ensuite bathrooms

1 extra toilets

1 living rooms

1 dining rooms

1 office rooms

Mooring for motorboat with height above waterline < 2,80 m

Length

13.00 m

Width

3.00 m

Depth

2.00 m

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emissiones kg CO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		