

**EV379**
**Empuriabrava**
**850000 EUR**


**EMPURIABRAVA:** Charming single-storey house with a wide canal with 12.50 meters of mooring.

This house built on a plot of 562 m<sup>2</sup> is exposed southwest.

It consists of a living room with a large living room, fully equipped kitchen-American with dining room overlooking the pool and the outdoor terrace.

The house offers a new space on the back, patio type with jacuzzi and finally a large garage and a courtyard for two cars.

Strong points: completely renovated house with insulation, new electricity, air conditioning, laundry area.

**Key characteristics:**

- Private garden
- Private outdoor jacuzzi
- Very good condition
- Fully furnished

**Environment:**

Residential zone, Close to nature park

**View:**

Canal / River view, Garden / Swimming pool view

**Features - General:****Features - Inside:**

Dressing room, Multi-family home

**Features - Outside:**

Garden shed, Intercom, Large bay windows

**Rooms:**

bedrooms

2 bathrooms

1 laundry rooms

1 storage rooms

Private exterior storage room exterior storage rooms

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

Length

12.50 m

Width

3.00 m

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones 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		