

**EV221**
**Empuriabrava**
**1380000 EUR**


**EMPURIABRAVA:** Beautiful villa on the canal with swimming pool and mooring

This luxury villa is an exclusive property in Empuriabrava, it is in perfect condition, it was build in 2006 !

It is compound of 5 bedrooms, each has its own bathroom.

The total living room is 260 m<sup>2</sup> an they have 875 m<sup>2</sup> of plot.

The villa have 2 garage and a large parking for 6 cars.

The house have a swimming-pool of 8 meters x 4 meters and a jacuzzi.

In this house you have a magnificent view on the canal !

It's a real opportunity to have a single villa !

### Key characteristics:

Within walking distance to the beach, New or recent construction, Exclusive property  
 Private outdoor jacuzzi

Fully equipped kitchen  
Perfect condition  
Fully furnished

**Environment:**

Beautifully located, Quiet neighbourhood, Close to the sea, Close to the beach, Close to nature park, Close to park, Close to shopping area, Close to town centre

**View:**

Canal / River view

**Features - General:**

Alarm system, Cable TV, Satellite TV, Telephone / Internet, Solar panels, Washing machine, Dryer

**Features - Outside:**

Automatic garage door, Automatic watering system, Double glazed windows, Exterior barbecue, Garden lighting system, Greenhouse, Heated swimming pool, Intercom, Large balcony, Large bay windows, Pool with chlorine treatment, Pool with salt treatment

**Rooms:**

bedrooms  
5 bathrooms  
5 ensuite bathrooms  
6 extra toilets  
1 living rooms  
1 living/dining rooms  
1 laundry rooms  
Mooring for motorboat with height above waterline < 2,80 m  
Length  
25.00 m  
Width  
4.00 m  
Depth  
2.00 m

