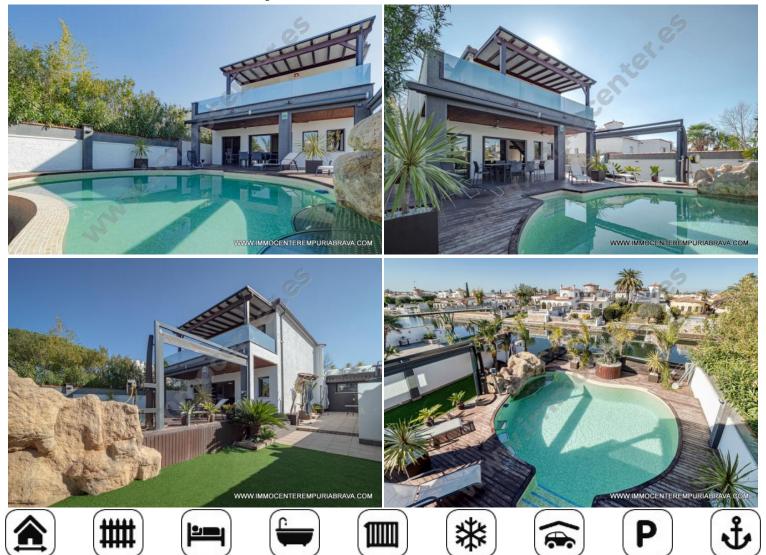


**EV357** 

# **Empuriabrava**

1170000 EUR



EMPURIABRAVA: Magnificent villa completely renovated with high quality materials. This modern villa has a 12.5 meter wide canal mooring. On the ground floor, you will find two double bedrooms and two complete bathrooms, a fully equipped kitchen open to the living-dining room with fireplace and you will have access to the superb covered terrace equipped with ceiling fan and electric blind. On the first floor, it is composed of a superb bedroom with its bathroom equipped with a hydromassage shower, in addition it has a beautiful terrace where you can admire the beautiful view of the canals. There is also a fourth bedroom which is used as a gym. The 500m2 plot is beautifully landscaped with its beautiful heated saltwater swimming pool with hydromassage and waterfall. The pluses: Underfloor heating (oil), solar panel for hot water, air conditioning, black aluminum windows with tinted double glazing, electric shutters, summer kitchen, the windows of the terrace and the swimming pool are armored and with mirror effect for your privacy, carport.

## **Key characteristics:**

Within walking distance to the beach Private garden Private indoor jacuzzi American fully equipped kitchen

Recently renovated

Partly furnished

## **Environment:**

Beautifully located, Quiet neighbourhood, Close to nature park, Close to shopping area

# View:

Canal / River view, Terrace / Swimming pool view

#### **Features - General:**

Solar panels

## **Features - Inside:**

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

# **Features - Outside:**

Exterior barbecue, Exterior kitchen, Exterior shower, Fenced yard, Fountain, Heated swimming pool, Large balcony, Large bay windows, Pergola, Pool with salt treatment, Terrace with awning

## **Rooms:**

bedrooms

3 bathrooms

1 living rooms

1 dining rooms

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

Length

12.50 m

Width

4.00 m

Depth

2.00 m

