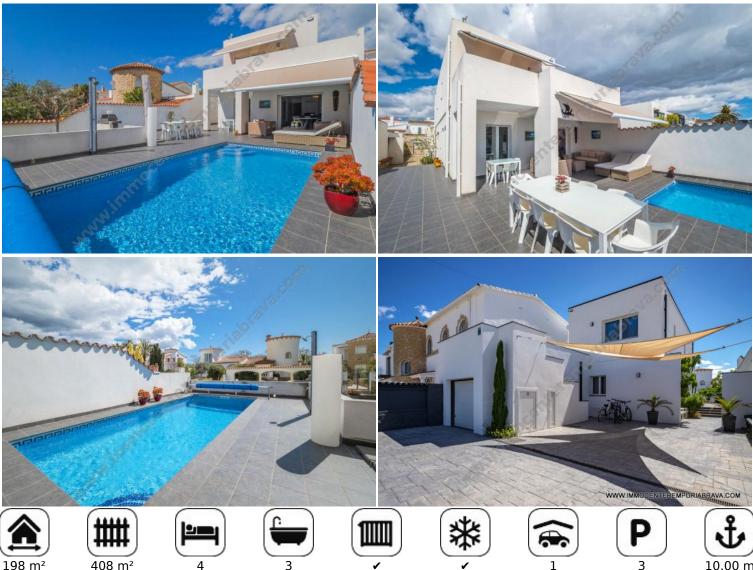


## EV304

# 940000 EUR



Beautiful house facing south, renovated in 2013.

The house has on the ground floor 1 bedroom suite, 1 office (bedroom), 1 guest toilet, lounge / dining room, fireplace, 1 fully equipped kitchen with quality appliances. The bay window opens completely and gives access to a sunny terrace with pool and mooring (with water and electricity).

On the first floor you find 2 bedrooms en suite and a large terrace overlooking the canals and mountains. Garage for one car and 3 parking spaces, or the possibility to put a boat. Thermal and acoustic insulation, electric shutters, reversible air conditioning, automatic watering, alarm system inside and outside.

## Key characteristics:

Within walking distance to the beach, Exclusive property Fully equipped kitchen Very good condition Partly furnished Environment:

Beautifully located, Quiet neighbourhood, Residential zone

### View:

Canal / River view, Mountain view

## Features - General:

Alarm system, Video surveillance

### Features - Inside:

Electric shutters

## Features - Outside:

Automatic watering system, Double glazed windows

### Rooms:

bedrooms

- 3 bathrooms
- 1 extra toilets

1 living/dining rooms

Mooring for sailboat or motorboat with height above waterline  $\geq$  2,80 m

Length

10.00 m

Width

3.00 m

Depth

2.00 m

ESCALA DE LA GALIFICACIÓN ENERGÉTICA	Consumo de energía KMI Anº año	Emisiones kgD0,/m² año
A más eficiente		
В		
C		
D		
E	224	41
F		
G menos eficiente		