

**EV314**
**Empuriabrava**
**1050000 EUR**


								
169 m <sup>2</sup>	539 m <sup>2</sup>	4	2	✓, ✓	✓	1	2	12.50 m

This magnificent house is located on a plot of 539 m<sup>2</sup> and is south facing. On the canal side you will enjoy the garden and the pool, plus a mooring of 12.50 meters. The house is distributed on two floors and consists of a hall, living room with access to the terrace, fully equipped kitchen, four bedrooms and two bathrooms, plus a courtesy toilet.

It also offers a games room and a laundry space. The villa is built with high quality materials, and has heating and air conditioning. Inside the property you can park two cars and also has a garage.

Private garden

American fully equipped kitchen

Very good condition

#### **Environment:**

Beautifully located, Quiet neighbourhood

#### **View:**

Canal / River view, Garden / Swimming pool view

#### **Features - Outside:**

Double glazed windows, Exterior barbecue

Rooms:

bedrooms

2 bathrooms

1 extra toilets

1 living/dining rooms

1 games rooms

1 laundry rooms

1 storage rooms

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

Length

12.50 m

Width

4.00 m

Depth

2.00 m

